

1 The Land Use and Zoning Committee offers the following substitute to
2 File No. 2022-154:

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4 Introduced by the Land Use and Zoning Committee:

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7 **ORDINANCE 2022-154**

8 AN ORDINANCE REZONING APPROXIMATELY 23.46± ACRES
9 LOCATED IN COUNCIL DISTRICT 10 AT 0 WEST MONCRIEF
10 ROAD AND 7775 OLD KINGS ROAD, BETWEEN WEST
11 MONCRIEF ROAD AND OLD KINGS ROAD (R.E. NOS.
12 003279-0000, 003281-0000, 003286-0000 AND
13 022233-0000), AS DESCRIBED HEREIN, OWNED BY WOB
14 PARK, LLC, FROM RESIDENTIAL LOW DENSITY-60 (RLD-
15 60) DISTRICT, RESIDENTIAL LOW DENSITY-100A (RLD-
16 100A) DISTRICT AND RESIDENTIAL RURAL-ACRE (RR-
17 ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
18 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
19 ZONING CODE, TO PERMIT SINGLE-FAMILY RESIDENTIAL
20 USES, AS DESCRIBED IN THE 7775 OLD KINGS ROAD
21 PUD; PROVIDING A DISCLAIMER THAT THE REZONING
22 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
23 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
24 PROVIDING AN EFFECTIVE DATE.

25
26 **WHEREAS**, WOB Park, LLC, the owner of approximately 23.46± acres
27 located in Council District 10 at 0 West Moncrief Road and 7775 Old
28 Kings Road, between West Moncrief Road and Old Kings Road (R.E. Nos.
29 003279-0000, 003281-0000, 003286-0000 and 022233-0000), as more
30 particularly described in **Exhibit 1**, dated February 14, 2022, and
31 graphically depicted in **Exhibit 2**, both of which are **attached hereto**

1 (the "Subject Property"), has applied for a rezoning and
2 reclassification of the Subject Property from Residential Low
3 Density-60 (RLD-60) District, Residential Low Density-100A (RLD-100A)
4 District and Residential Rural-Acre (RR-Acre) District to Planned
5 Unit Development (PUD) District, as described in Section 1 below; and

6 **WHEREAS**, the Planning Commission has considered the application
7 and has rendered an advisory opinion; and

8 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
9 notice and public hearing, has made its recommendation to the Council;
10 and

11 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
12 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
13 and policies of the *2030 Comprehensive Plan*; and (3) is not in
14 conflict with any portion of the City's land use regulations; and

15 **WHEREAS**, the Council finds the proposed rezoning does not
16 adversely affect the orderly development of the City as embodied in
17 the Zoning Code; will not adversely affect the health and safety of
18 residents in the area; will not be detrimental to the natural
19 environment or to the use or development of the adjacent properties
20 in the general neighborhood; and will accomplish the objectives and
21 meet the standards of Section 656.340 (Planned Unit Development) of
22 the Zoning Code; now, therefore

23 **BE IT ORDAINED** by the Council of the City of Jacksonville:

24 **Section 1. Property Rezoned.** The Subject Property is
25 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
26 60) District, Residential Low Density-100A (RLD-100A) District and
27 Residential Rural-Acre (RR-Acre) District to Planned Unit Development
28 (PUD) District. This new PUD district shall generally permit single-
29 family residential uses, and is described, shown and subject to the
30 following documents, **attached hereto**:

31 **Exhibit 1** - Legal Description dated February 14, 2022.

1 **Exhibit 2** - Subject Property per P&DD.

2 **Exhibit 3** - Written Description dated April 7, 2022.

3 **Exhibit 4** - Site Plan dated March 29, 2022.

4 **Section 2. Owner and Description.** The Subject Property is
5 owned by WOB Park, LLC, and is legally described in **Exhibit 1,**
6 **attached hereto.** The applicant is Alex Moye, 178 Bermuda Court,
7 Ponte Vedra Beach, Florida 32082; (904) 662-5938.

8 **Section 3. Disclaimer.** The rezoning granted herein shall
9 **not** be construed as an exemption from any other applicable local,
10 state, or federal laws, regulations, requirements, permits or
11 approvals. All other applicable local, state or federal permits or
12 approvals shall be obtained before commencement of the development
13 or use and issuance of this rezoning is based upon acknowledgement,
14 representation and confirmation made by the applicant(s), owners(s),
15 developer(s) and/or any authorized agent(s) or designee(s) that the
16 subject business, development and/or use will be operated in strict
17 compliance with all laws. Issuance of this rezoning does **not** approve,
18 promote or condone any practice or act that is prohibited or
19 restricted by any federal, state or local laws.

20 **Section 4. Effective Date.** The enactment of this Ordinance
21 shall be deemed to constitute a quasi-judicial action of the City
22 Council and shall become effective upon signature by the Council
23 President and Council Secretary.

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25 Form Approved:

26

27 /s/ Mary E. Staffopoulos

28 Office of General Counsel

29 Legislation Prepared By: Andrew Hetzel

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