

1 Introduced and amended by the Land Use and Zoning Committee:

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3  
4 **ORDINANCE 2024-17-E**

5 AN ORDINANCE REZONING APPROXIMATELY 5.60± ACRES  
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 WEST MONCRIEF  
7 ROAD, BETWEEN MONCRIEF ROAD AND OLD KINGS ROAD  
8 (R.E. NOS. 003284-0000 AND 003285-0000), AS  
9 DESCRIBED HEREIN, OWNED BY WOB PARK, LLC, FROM  
10 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
13 PERMIT SINGLE-FAMILY RESIDENTIAL USES, AS  
14 DESCRIBED IN THE WOB II PUD; PUD SUBJECT TO  
15 CONDITION; PROVIDING A DISCLAIMER THAT THE  
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN EFFECTIVE DATE.

19  
20 **WHEREAS,** WOB Park, LLC, the owner of approximately 5.60± acres  
21 located in Council District 10 at 0 West Moncrief Road, between  
22 Moncrief Road and Old Kings Road (R.E. Nos. 003284-0000 and  
23 003285-0000), as more particularly described in **Exhibit 1**, dated  
24 November 5, 2023, and graphically depicted in **Exhibit 2**, both of  
25 which are attached hereto (the "Subject Property"), has applied for  
26 a rezoning and reclassification of the Subject Property from  
27 Residential Rural-Acre (RR-Acre) District to Planned Unit Development  
28 (PUD) District, as described in Section 1 below; and

29 **WHEREAS,** the Planning Commission, acting as the local planning  
30 agency, has reviewed the application and made an advisory  
31 recommendation to the Council; and

1           **WHEREAS**, the Land Use and Zoning Committee, after due notice  
2 and public hearing, has made its recommendation to the Council; and

3           **WHEREAS**, the Council finds that such rezoning is: (1)  
4 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
5 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
6 not in conflict with any portion of the City's land use regulations;  
7 and

8           **WHEREAS**, the Council finds the proposed rezoning does not  
9 adversely affect the orderly development of the City as embodied in  
10 the Zoning Code; will not adversely affect the health and safety of  
11 residents in the area; will not be detrimental to the natural  
12 environment or to the use or development of the adjacent properties  
13 in the general neighborhood; and will accomplish the objectives and  
14 meet the standards of Section 656.340 (Planned Unit Development) of  
15 the Zoning Code; now therefore

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

17           **Section 1. Property Rezoned.** The Subject Property is  
18 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
19 District to Planned Unit Development (PUD) District. This new PUD  
20 district shall generally permit single-family residential uses, and  
21 is described, shown and subject to the following documents, attached  
22 hereto:

23           **Exhibit 1** - Legal Description dated November 5, 2023.

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

25           **Exhibit 3** - Written Description dated November 5, 2023.

26           **Exhibit 4** - Site Plan dated November 7, 2023.

27           **Section 2. Rezoning Approved Subject to Condition.** This  
28 rezoning is approved subject to the following condition. Such  
29 condition controls over the Written Description and the Site Plan and  
30 may only be amended through a rezoning:

31           (1) The development shall comply with Section 656.420 of the

1 Zoning Code.

2       **Section 3.       Owner and Description.** The Subject Property is  
3 owned by WOB Park, LLC and is legally described in **Exhibit 1**, attached  
4 hereto. The applicant is Alex Moye, 178 Bermuda Court, Ponte Vedra  
5 Beach, Florida 32082; (904) 662-5938.

6       **Section 4.       Disclaimer.** The rezoning granted herein shall  
7 **not** be construed as an exemption from any other applicable local,  
8 state, or federal laws, regulations, requirements, permits or  
9 approvals. All other applicable local, state or federal permits or  
10 approvals shall be obtained before commencement of the development  
11 or use and issuance of this rezoning is based upon acknowledgement,  
12 representation and confirmation made by the applicant(s), owners(s),  
13 developer(s) and/or any authorized agent(s) or designee(s) that the  
14 subject business, development and/or use will be operated in strict  
15 compliance with all laws. Issuance of this rezoning does **not** approve,  
16 promote or condone any practice or act that is prohibited or  
17 restricted by any federal, state or local laws.

18       **Section 5.       Effective Date.** The enactment of this Ordinance  
19 shall be deemed to constitute a quasi-judicial action of the City  
20 Council and shall become effective upon signature by the Council  
21 President and Council Secretary.

22  
23 Form Approved:

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25           /s/ Mary E. Staffopoulos          

26 Office of General Counsel

27 Legislation Prepared By: Bruce Lewis

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