

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-154**

5 AN ORDINANCE REZONING APPROXIMATELY 23.46± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 WEST MONCRIEF
7 ROAD AND 7775 OLD KINGS ROAD, BETWEEN WEST
8 MONCRIEF ROAD AND OLD KINGS ROAD (R.E. NOS.
9 003279-0000, 003281-0000, 003286-0000 AND
10 022233-0000), AS DESCRIBED HEREIN, OWNED BY WOB
11 PARK, LLC, FROM RESIDENTIAL LOW DENSITY-60 (RLD-
12 60) DISTRICT, RESIDENTIAL LOW DENSITY-100A (RLD-
13 100A) DISTRICT AND RESIDENTIAL RURAL-ACRE (RR-
14 ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-40
15 (RLD-40) DISTRICT, AS DEFINED AND CLASSIFIED
16 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER
17 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, WOB Park, LLC, the owner of approximately 23.46± acres
22 located in Council District 10 at 0 West Moncrief Road and 7775 Old
23 Kings Road, between West Moncrief Road and Old Kings Road (R.E. Nos.
24 003279-0000, 003281-0000, 003286-0000 and 022233-0000), as more
25 particularly described in **Exhibit 1**, dated February 14, 2022, and
26 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
27 (the "Subject Property"), has applied for a rezoning and
28 reclassification of the Subject Property from Residential Low
29 Density-60 (RLD-60) District, Residential Low Density-100A (RLD-100A)
30 District and Residential Rural-Acre (RR-Acre) District to Residential
31 Low Density-40 (RLD-40) District; and

1 **WHEREAS**, the Planning and Development Department has considered
2 the application and has rendered an advisory recommendation; and

3 **WHEREAS**, the Planning Commission, acting as the local planning
4 agency, has reviewed the application and made an advisory
5 recommendation to the Council; and

6 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
7 notice, held a public hearing and made its recommendation to the
8 Council; and

9 **WHEREAS**, taking into consideration the above recommendations and
10 all other evidence entered into the record and testimony taken at the
11 public hearings, the Council finds that such rezoning: (1) is
12 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
13 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
14 not in conflict with any portion of the City's land use regulations;
15 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 Low Density-60 (RLD-
19 60) District, Residential Low Density-100A (RLD-100A) District and
20 Residential Rural-Acre (RR-Acre) District to Residential Low Density-
21 40 (RLD-40) District, as defined and classified under the Zoning
22 Code, City of Jacksonville, Florida.

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

27 **Section 3. Disclaimer.** The rezoning granted herein shall
28 **not** be construed as an exemption from any other applicable local,
29 state, or federal laws, regulations, requirements, permits or
30 approvals. All other applicable local, state or federal permits or
31 approvals shall be obtained before commencement of the development

1 or use and issuance of this rezoning is based upon acknowledgement,
2 representation and confirmation made by the applicant(s), owners(s),
3 developer(s) and/or any authorized agent(s) or designee(s) that the
4 subject business, development and/or use will be operated in strict
5 compliance with all laws. Issuance of this rezoning does **not** approve,
6 promote or condone any practice or act that is prohibited or
7 restricted by any federal, state or local laws.

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

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13 Form Approved:

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15 _____
 /s/ Mary E. Staffopoulos

16 Office of General Counsel

17 Legislation Prepared By: Andrew Hetzel

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