

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-622

AN ORDINANCE REZONING APPROXIMATELY 0.32± OF AN ACRE LOCATED IN COUNCIL DISTRICT 10 AT 4223 MONCRIEF ROAD WEST, BETWEEN CLEVELAND ROAD AND WINTON DRIVE (R.E. NO. 029865-0140), AS DESCRIBED HEREIN, OWNED BY BCEL 8D LLC, FROM RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT TO RESIDENTIAL MEDIUM DENSITY-D (RMD-D) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO APPLICATION NUMBER Z-7387; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, BCEL 8D, LLC, the owner of approximately 0.32± of an acre located in Council District 10 at 4223 Moncrief Road West, between Cleveland Road and Winton Drive (R.E. No. 029865-0140), as more particularly described in **Exhibit 1**, dated July 13, 2026, and graphically depicted in **Exhibit 2**, both of which are attached hereto (the "Subject Property"), has applied for a rezoning and reclassification of the Subject Property from Residential Low Density-60 (RLD-60) District to Residential Medium Density-D (RMD-D) District; and

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

WHEREAS, the Planning Commission, acting as the local planning agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

5 **WHEREAS,** taking into consideration the above recommendations
6 and all other evidence entered into the record and testimony taken
7 at the public hearings, the Council finds that such rezoning: (1) is
8 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
9 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
10 not in conflict with any portion of the City's land use regulations;
11 now therefore

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

13 **Section 1. Property Rezoned.** The Subject Property is
14 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
15 60) District to Residential Medium Density-D (RMD-D) District, as
16 defined and classified under the Zoning Code, City of Jacksonville,
17 Florida, pursuant to Application Number Z-7387.

18 **Section 2. Owner and Description.** The Subject Property is
19 owned by BCEL 8D LLC, and is legally described in **Exhibit 1**, attached
20 hereto. The applicant is Zach Miller, Esq., 3203 Old Barn Court,
21 Ponte Vedra Beach, Florida, 32082; (904) 651-8958;
22 zwmiller@gmail.com.

23 **Section 3. Disclaimer.** The rezoning granted herein shall
24 **not** be construed as an exemption from any other applicable local,
25 state, or federal laws, regulations, requirements, permits or
26 approvals. All other applicable local, state or federal permits or
27 approvals shall be obtained before commencement of the development
28 or use and issuance of this rezoning is based upon acknowledgement,
29 representation and confirmation made by the applicant(s), owners(s),
30 developer(s) and/or any authorized agent(s) or designee(s) that the
31 subject business, development and/or use will be operated in strict

1 compliance with all laws. Issuance of this rezoning does not approve,
2 promote or condone any practice or act that is prohibited or
3 restricted by any federal, state or local laws.

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

8
9 Form Approved:

10
11 /s/ Terrence Harvey

12 Office of General Counsel

13 Legislation Prepared by: Kaysie Cox

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