

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-419

AN ORDINANCE REZONING APPROXIMATELY 9.25± ACRES LOCATED IN COUNCIL DISTRICT 10 AT 0 GOLFBROOK DRIVE, BETWEEN 45TH STREET WEST AND BROOK FOREST DRIVE (R.E. NO. 022623-0100), AS DESCRIBED HEREIN, OWNED BY WELLSSEN LIMITED, INC., FROM RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT AND RESIDENTIAL MEDIUM DENSITY-B (RMD-B) DISTRICT TO RESIDENTIAL MEDIUM DENSITY-D (RMD-D) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE; 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, Wellssen Limited, Inc., the owner of approximately 9.25± acres located in Council District 10 at 0 Golfbrook Drive, between 45th Street West and Brook Forest Drive (R.E. No. 022623-0100), as more particularly described in **Exhibit 1**, dated February 10, 2025, 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 and Residential Medium Density-B (RMD-B) 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

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

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

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

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

19 **Section 2. Owner and Description.** The Subject Property is
20 owned by Wellsen Limited, Inc., and is legally described in **Exhibit**
21 **1**, attached hereto. The applicant is Saleh Aldhuraish, 6354 Arlington
22 Road, Jacksonville, Florida, 32211; (904) 323-4399.

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/ Dylan Reingold

12 Office of General Counsel

13 Legislation Prepared by: Kaysie Cox

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