

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-248**

5 AN ORDINANCE REZONING APPROXIMATELY 17.24±
6 ACRES, LOCATED IN COUNCIL DISTRICT 8 AT 0 JONES
7 ROAD, BETWEEN JONES ROAD AND SNELLGROVE AVENUE
8 EAST (R.E. NOS. 004607-0020 AND 004562-0050), AS
9 DESCRIBED HEREIN, OWNED BY VAULT 1968
10 MANAGEMENT, LLC, AS TRUSTEE FOR THE LAND 1968
11 LAND TRUST, FROM RESIDENTIAL RURAL-ACRE (RR-
12 ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT SINGLE-FAMILY RESIDENTIAL
15 USES, AS DESCRIBED IN THE RESIDENCES AT DEACON
16 LAKES PUD; PROVIDING A DISCLAIMER THAT THE
17 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, Vault 1968 Management, LLC, as Trustee for The Land
22 1968 Land Trust, the owner of approximately 17.24± acres, located in
23 Council District 8 at 0 Jones Road, between Jones Road and Snellgrove
24 Avenue East (R.E. Nos. 004607-0020 and 004562-0050), as more
25 particularly described in **Exhibit 1**, dated February 23, 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 that property from Residential Rural-Acre (RR-
29 Acre) District to Planned Unit Development (PUD) District, as
30 described in Section 1 below; and

31 **WHEREAS**, the Planning Commission has considered the application

1 and has rendered an advisory opinion; and

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

4 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
5 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
6 and policies of the *2030 Comprehensive Plan*; and (3) is not in
7 conflict with any portion of the City's land use regulations; 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 February 23, 2022.

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

25 **Exhibit 3** - Written Description dated February 16, 2022.

26 **Exhibit 4** - Site Plan dated January 7, 2022.

27 **Section 2. Owner and Description.** The Subject Property
28 is owned by Vault 1968 Management, LLC, as Trustee for The Land 1968
29 Land Trust, and is legally described in **Exhibit 1, attached hereto.**
30 The applicant is Evin Herzberg, 12483 Aladdin Road, Jacksonville,
31 Florida 32223; (904) 625-7431.

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

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

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18 Form Approved:

19
20 /s/ Mary E. Staffopoulos

21 Office of General Counsel

22 Legislation Prepared By: Connor Corrigan

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