

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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