

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

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; PUD SUBJECT TO CONDITIONS; PROVIDING  
17 A DISCLAIMER THAT THE REZONING GRANTED HEREIN  
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
20 DATE.  
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22 **WHEREAS**, Vault 1968 Management, LLC, as Trustee for The Land  
23 1968 Land Trust, the owner of approximately 17.24± acres, located in  
24 Council District 8 at 0 Jones Road, between Jones Road and Snellgrove  
25 Avenue East (R.E. Nos. 004607-0020 and 004562-0050), as more  
26 particularly described in **Exhibit 1**, dated February 23, 2022, and  
27 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
28 (the "Subject Property"), has applied for a rezoning and  
29 reclassification of that property from Residential Rural-Acre (RR-  
30 Acre) District to Planned Unit Development (PUD) District, as  
31 described in Section 1 below; and

1           **WHEREAS**, the Planning Commission has considered the application  
2 and has rendered an advisory opinion; and

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

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

9           **WHEREAS**, the Council finds the proposed rezoning does not  
10 adversely affect the orderly development of the City as embodied in  
11 the Zoning Code; will not adversely affect the health and safety of  
12 residents in the area; will not be detrimental to the natural  
13 environment or to the use or development of the adjacent properties  
14 in the general neighborhood; and will accomplish the objectives and  
15 meet the standards of Section 656.340 (Planned Unit Development) of  
16 the Zoning Code; now, therefore

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

18           **Section 1.           Property Rezoned.**       The Subject Property is  
19 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
20 District to Planned Unit Development (PUD) District. This new PUD  
21 district shall generally permit single-family residential uses, and  
22 is described, shown and subject to the following documents, **attached**  
23 **hereto:**

24 **Exhibit 1** - Legal Description dated February 23, 2022.

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

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

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

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

1 Florida 32223; (904) 625-7431.

2 **Section 3. Rezoning Approved Subject to Conditions.** This  
3 rezoning is approved subject to the following conditions. Such  
4 conditions control over the Written Description and the Site Plan and  
5 may only be amended through a rezoning:

6 (1) A traffic study shall be provided at Civil Site Plan  
7 Review, unless the Chief of the Traffic Engineering Division  
8 determines one will not be required. Prior to commencement of the  
9 traffic study, if applicable, the traffic professional shall conduct  
10 a methodology meeting to determine the limits of the study. The  
11 methodology meeting shall include the Chief of the Traffic Engineering  
12 Division, the Chief of the Transportation Division and the traffic  
13 reviewer from Development Services.

14 (2) Item #5 in the list of Permitted Uses on page 2 of Exhibit  
15 3 (Written Description dated February 16, 2022) shall be removed as  
16 a permitted use in the PUD since land clearing is already allowed  
17 with the proper permits during development.

18 **Section 4. Disclaimer.** The rezoning granted herein  
19 shall not be construed as an exemption from any other applicable  
20 local, state, or federal laws, regulations, requirements, permits or  
21 approvals. All other applicable local, state or federal permits or  
22 approvals shall be obtained before commencement of the development  
23 or use and issuance of this rezoning is based upon acknowledgement,  
24 representation and confirmation made by the applicant(s), owner(s),  
25 developer(s) and/or any authorized agent(s) or designee(s) that the  
26 subject business, development and/or use will be operated in strict  
27 compliance with all laws. Issuance of this rezoning does not approve,  
28 promote or condone any practice or act that is prohibited or  
29 restricted by any federal, state or local laws.

30 **Section 5. Effective Date.** The enactment of this Ordinance  
31 shall be deemed to constitute a quasi-judicial action of the City

1 Council and shall become effective upon signature by the Council  
2 President and the Council Secretary.

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4 Form Approved:

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6           /s/ Mary E. Staffopoulos          

7 Office of General Counsel

8 Legislation Prepared By: Connor Corrigan

9 GC-#1500566-v1-2022-248-E