

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-678**

5 AN ORDINANCE REZONING APPROXIMATELY 41.04± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0, 14062, 14066
7 AND 14080 NORMANDY BOULEVARD, BETWEEN NATHAN HALE
8 ROAD AND BELL ROAD (R.E. NO(S). 002258-0310,
9 002260-0010, 002261-0130 AND 002261-0200), AS
10 DESCRIBED HEREIN, OWNED BY ALVIN L. SMITH AND
11 DARLENE A. SMITH, SIMON HOEK SPAANS AND ALINA
12 GONZALEZ, CYNTHIA J. ROBERTS (LIFE ESTATE) AND
13 CYNTHIA J. ROBERTS, JAMES W. MARTIN AND CHRISTY
14 J. MARTIN, FROM AGRICULTURE (AGR) DISTRICT TO
15 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
16 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
17 PERMIT TOWNHOMES AND SINGLE-FAMILY RESIDENTIAL
18 USES, AS DESCRIBED IN THE NORMANDY BOULEVARD PUD,
19 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
20 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-5956-
21 24C; PROVIDING A DISCLAIMER THAT THE REZONING
22 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
23 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
24 PROVIDING AN EFFECTIVE DATE.

25
26 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
27 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
28 portions of the Future Land Use Map series (FLUMs) in order to ensure
29 the accuracy and internal consistency of the plan, pursuant to the
30 companion land use application L-5956-24C; and

31 **WHEREAS**, in order to ensure consistency of zoning district

1 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
2 Amendment L-5956-24C, an application to rezone and reclassify from
3 Agriculture (AGR) to Planned Unit Development (PUD) District was
4 filed by M. Hayden Phillips, Esq., on behalf of the owners, Alvin
5 L. Smith and Darlene A. Smith, Simon Hoek Spaans and Alina Gonzalez,
6 Cynthia J. Roberts (Life Estate) and Cynthia J. Roberts, James W.
7 Martin and Christy J. Martin, owners of approximately 41.04± acres
8 of certain real property in Council District 12, as more particularly
9 described in Section 1 below; and

10 **WHEREAS,** the Planning and Development Department, in order to
11 ensure consistency of this zoning district with the *2045 Comprehensive*
12 *Plan*, has considered the rezoning and has rendered an advisory
13 opinion; and

14 **WHEREAS,** the Planning Commission has considered the
15 application and has rendered an advisory opinion; and

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

19 **WHEREAS,** the City Council, after due notice, held a public
20 hearing, and taking into consideration the above recommendations as
21 well as all oral and written comments received during the public
22 hearings, the Council finds that such rezoning is consistent with the
23 *2045 Comprehensive Plan* adopted under the comprehensive planning
24 ordinance for future development of the City of Jacksonville; and

25 **WHEREAS,** based on the staff report of the Planning and
26 Development Department and other competent and substantial evidence
27 received at the public hearings, the Council finds that the proposed
28 PUD does not affect adversely the orderly development of the City as
29 embodied in the *Zoning Code*; will not affect adversely the health and
30 safety of residents in the area; will not be detrimental to the
31 natural environment or to the use or development of the adjacent

1 properties in the general neighborhood; and the proposed PUD will
2 accomplish the objectives and meet the standards of Section 656.340
3 (Planned Unit Development) of the *Zoning Code* of the City of
4 Jacksonville; now therefore

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

6 **Section 1. Subject Property Location and Description.** The
7 approximately 41.04± acres are located in Council District 12 at 0,
8 14062, 14066 and 14080 Normandy Boulevard, between Nathan Hale Road
9 and Bell Road (R.E. No(s). 002258-0310, 002260-0010, 002261-0130 and
10 002261-0200), as more particularly described in **Exhibit 1**, dated May
11 31, 2024, and graphically depicted in **Exhibit 2**, both of which are
12 attached hereto and incorporated herein by this reference (the
13 "Subject Property").

14 **Section 2. Owner and Applicant Description.** The Subject
15 Property is owned by Alvin L. Smith and Darlene A. Smith, Simon Hoek
16 Spaans and Alina Gonzalez, Cynthia J. Roberts (Life Estate) and
17 Cynthia J. Roberts, James W. Martin and Christy J. Martin. The
18 applicant is M. Hayden Phillips, Esq., 1301 Riverplace Boulevard,
19 Suite 1500, Jacksonville, Florida, 32207; (904) 346-5535.

20 **Section 3. Property Rezoned.** The Subject Property,
21 pursuant to adopted companion Small-Scale Amendment L-5956-24C, is
22 hereby rezoned and reclassified from Agriculture (AGR) District to
23 Planned Unit Development (PUD) District. This new PUD district shall
24 generally permit townhomes and single-family residential uses, and
25 is described, shown and subject to the following documents, attached
26 hereto:

27 **Exhibit 1** - Legal Description dated May 31, 2024.

28 **Exhibit 2** - Subject Property Map (prepared by P&DD).

29 **Exhibit 3** - Written Description dated July 1, 2024.

30 **Exhibit 4** - Site Plan dated May 14, 2024.

31 **Section 7. Contingency.** This rezoning shall not become

1 effective until thirty-one (31) days after adoption of the companion
2 Small-Scale Amendment; and further provided that if the companion
3 Small-Scale Amendment is challenged by the state land planning agency,
4 this rezoning shall not become effective until the state land planning
5 agency or the Administration Commission issues a final order
6 determining the companion Small-Scale Amendment is in compliance with
7 Chapter 163, *Florida Statutes*.

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

20 **Section 9. Effective Date.** The enactment of this Ordinance
21 shall be deemed to constitute a quasi-judicial action of the City
22 Council and shall become effective upon signature by the Council
23 President and the Council Secretary.

24
25 Form Approved:

26
27 /s/ Dylan Reingold

28 Office of General Counsel

29 Legislation Prepared By: Connor Corrigan

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