

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-311-E**

5 AN ORDINANCE REZONING APPROXIMATELY 89.00±
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0
7 SOLOMON ROAD, BETWEEN NORMANDY BOULEVARD AND
8 SOLOMON ROAD (R.E. NO. 002398-0200), AS
9 DESCRIBED HEREIN, OWNED BY NORMANDY LAND
10 INVESTORS, LLC, FROM PLANNED UNIT DEVELOPMENT
11 (PUD) DISTRICT (2021-277-E) TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 SINGLE-FAMILY RESIDENTIAL USES, AS DESCRIBED IN
15 THE TRAILS PLANNED COMMUNITY PUD; PUD SUBJECT TO
16 CONDITION; 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.
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21 **WHEREAS**, Normandy Land Investors, LLC, the owner of
22 approximately 89.00± acres, located in Council District 12 at 0
23 Solomon Road, between Normandy Boulevard and Solomon Road (R.E. No.
24 002398-0200), as more particularly described in **Exhibit 1**, dated
25 January 31, 2022, and graphically depicted in **Exhibit 2**, both of
26 which are attached hereto (the "Subject Property"), has applied for
27 a rezoning and reclassification of that property from Planned Unit
28 Development (PUD) District (2021-277-E) to Planned Unit Development
29 (PUD) District, as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the application
31 and has rendered an advisory opinion; and

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

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

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

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Planned Unit Development (PUD)
18 District (2021-277-E) to Planned Unit Development (PUD) District.
19 This new PUD district shall generally permit single-family
20 residential uses, and is described, shown and subject to the following
21 documents, attached hereto:

22 **Exhibit 1** - Legal Description dated January 31, 2022.

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

24 **Revised Exhibit 3** - Revised Written Description dated July 19, 2022.

25 **Exhibit 4** - Site Plan dated January 28, 2022.

26 **Section 2. Rezoning Approved Subject to Condition.** This
27 rezoning is approved subject to the following condition. Such
28 condition controls over the Written Description and the Site Plan and
29 may only be amended through a rezoning:

30 (1) A traffic study shall be provided at Civil Site Plan
31 Review, unless the Chief of the Traffic Engineering Division

1 determines otherwise. Prior to the commencement of the traffic study,
2 if applicable, the traffic professional shall conduct a methodology
3 meeting to determine the limits of the study. The methodology meeting
4 shall include the Chief of the Traffic Engineering Division, the Chief
5 of the Transportation Division, and the traffic reviewer from
6 Development Services.

7 **Section 3. Owner and Description.** The Subject Property
8 is owned by Normandy Land Investors, LLC and is legally described in
9 **Exhibit 1**, attached hereto. The applicant is Steve Diebenow, Esq.,
10 One Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
11 301-1269.

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

24 **Section 5. Effective Date.** The enactment of this Ordinance
25 shall be deemed to constitute a quasi-judicial action of the City
26 Council and shall become effective upon signature by the Council
27 President and the Council Secretary.

1 Form Approved:

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3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Erin Abney

6 GC-#1513129-v1-2022-311-E