

1 Introduced and amended by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2022-106-E**

5 AN ORDINANCE REZONING APPROXIMATELY 19.04±
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0
7 NORMANDY BOULEVARD, BETWEEN NORMANDY BOULEVARD
8 AND HUSKY LANE (R.E. NO. 002318-0000), OWNED BY
9 KENNETH A. MONROE, JR., AND TAMMY M. HOWELL, AS
10 TRUSTEES OF THE KENNETH A. MONROE, JR.,
11 REVOCABLE LIVING TRUST DATED DECEMBER 20, 1994,
12 AS DESCRIBED HEREIN, FROM AGRICULTURE (AGR)
13 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
15 ZONING CODE, TO PERMIT MULTI-FAMILY RESIDENTIAL
16 USES, AS DESCRIBED IN THE MONROE ESTATES PUD;
17 PUD SUBJECT TO CONDITIONS; PROVIDING A
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN
19 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
20 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
21 DATE.
22

23 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
24 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
25 portions of the Future Land Use Map series (FLUMs) in order to ensure
26 the accuracy and internal consistency of the plan, pursuant to the
27 companion land use ordinance for application L-5639-21C; and

28 **WHEREAS**, in order to ensure consistency of zoning district with
29 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
30 Amendment L-5639-21C, an application to rezone and reclassify from

1 Agriculture (AGR) District to Planned Unit Development (PUD) District
2 was filed by T.R. Hainline, Esq., on behalf of the owners of
3 approximately 19.04± acres of certain real property in Council
4 District 12, as more particularly described in Section 1; and

5 **WHEREAS**, the Planning and Development Department, in order to
6 ensure consistency of this zoning district with the *2030 Comprehensive*
7 *Plan*, has considered the rezoning and has rendered an advisory
8 opinion; and

9 **WHEREAS**, the Planning Commission has considered the application
10 and has rendered an advisory opinion; and

11 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
12 notice and public hearing, has made its recommendation to the Council;
13 and

14 **WHEREAS**, the City Council, after due notice, held a public
15 hearing, and taking into consideration the above recommendations as
16 well as all oral and written comments received during the public
17 hearings, the Council finds that such rezoning is consistent with the
18 *2030 Comprehensive Plan* adopted under the comprehensive planning
19 ordinance for future development of the City of Jacksonville; and

20 **WHEREAS**, the Council finds that the proposed PUD does not affect
21 adversely the orderly development of the City as embodied in the
22 *Zoning Code*; will not affect adversely the health and safety of
23 residents in the area; will not be detrimental to the natural
24 environment or to the use or development of the adjacent properties
25 in the general neighborhood; and the proposed PUD will accomplish the
26 objectives and meet the standards of Section 656.340 (Planned Unit
27 Development) of the *Zoning Code* of the City of Jacksonville; now,
28 therefore

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

30 **Section 1. Subject Property Location and Description.** The
31 approximately 19.04± acres are located in Council District 12 at 0

1 Normandy Boulevard, between Normandy Boulevard and Husky Lane (R.E.
2 No. 002318-0000), as more particularly described in **Exhibit 1**, dated
3 January 13, 2022, and graphically depicted in **Exhibit 2**, both of
4 which are **attached hereto** and incorporated herein by this reference
5 (the "Subject Property")

6 **Section 2. Owner and Applicant Description.** The Subject
7 Property is owned by Kenneth A. Monroe, Jr., and Tammy M. Howell, as
8 Trustees of the Kenneth A. Monroe, Jr., Revocable Living Trust dated
9 December 20, 1994. The applicant is T.R. Hainline, Esq., 1301
10 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;
11 (904)346-5531.

12 **Section 3. Property Rezoned.** The Subject Property,
13 pursuant to adopted companion Small-Scale Amendment L-5639-21C, is
14 hereby rezoned and reclassified from Agriculture (AGR) District to
15 Planned Unit Development (PUD) District. This new PUD district shall
16 generally permit multi-family residential uses, and is described,
17 shown and subject to the following documents, **attached hereto**:

18 **Exhibit 1** - Legal Description dated January 13, 2022.

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

20 **Exhibit 3** - Written Description dated November 29, 2021.

21 **Exhibit 4** - Site Plan dated November 19, 2021.

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

26 (1) The first intersection internal to the Subject Property
27 shall be reconfigured to prevent the jog in northbound traffic or as
28 otherwise approved by the Planning and Development Department.

29 (2) The proposed street typical cross-section shall match that
30 found in the City of Jacksonville Standard, Residential Local
31 Subdivision Street Classification, Plate P-127 Roadway Drawing,

1 Revised February 21, 2020, or as otherwise approved by the Planning
2 and Development Department.

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

12 **Section 6. 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 7. 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

2 Form Approved:

3

4 /s/ Mary E. Staffopoulos

5 Office of General Counsel

6 Legislation Prepared By: Erin Abney

7 GC-#1493748-v1-2022-106-E