

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

4 **ORDINANCE 2022-311**

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; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
19 DATE.

20
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 **Exhibit 3** - Written Description dated February 23, 2022.

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

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by Normandy Land Investors, LLC and is legally described in
28 **Exhibit 1, attached hereto**. The applicant is Steve Diebenow, Esq.,
29 One Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
30 301-1269.

31 **Section 3. Disclaimer.** The rezoning granted herein

