

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-106**

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 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
20 EFFECTIVE DATE.
21

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

27 **WHEREAS**, in order to ensure consistency of zoning district with
28 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
29 Amendment L-5639-21C, an application to rezone and reclassify from
30 Agriculture (AGR) District to Planned Unit Development (PUD) District
31 was filed by T.R. Hainline, Esq., on behalf of the owners of

1 approximately 19.04± acres of certain real property in Council
2 District 12, as more particularly described in Section 1; and

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

7 **WHEREAS**, the Planning Commission has considered the application
8 and has rendered an advisory opinion; and

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

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

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

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

28 **Section 1. Subject Property Location and Description.** The
29 approximately 19.04± acres are located in Council District 12 at 0
30 Normandy Boulevard, between Normandy Boulevard and Husky Lane (R.E.
31 No. 002318-0000), as more particularly described in **Exhibit 1**, dated

1 January 13, 2022, and graphically depicted in **Exhibit 2**, both of
2 which are **attached hereto** and incorporated herein by this reference
3 (the "Subject Property")

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

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

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

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

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

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

20 **Section 4. Contingency.** This rezoning shall not become
21 effective until thirty-one (31) days after adoption of the companion
22 Small-Scale Amendment unless challenged by the state land planning
23 agency; and further provided that if the companion Small-Scale
24 Amendment is challenged by the state land planning agency, this
25 rezoning shall not become effective until the state land planning
26 agency or the Administration Commission issues a final order
27 determining the companion Small-Scale Amendment is in compliance with
28 Chapter 163, *Florida Statutes*

29 **Section 5. Disclaimer.** The rezoning granted herein
30 shall **not** be construed as an exemption from any other applicable
31 local, state, or federal laws, regulations, requirements, permits or

1 approvals. All other applicable local, state or federal permits or
2 approvals shall be obtained before commencement of the development
3 or use and issuance of this rezoning is based upon acknowledgement,
4 representation and confirmation made by the applicant(s), owner(s),
5 developer(s) and/or any authorized agent(s) or designee(s) that the
6 subject business, development and/or use will be operated in strict
7 compliance with all laws. Issuance of this rezoning does not approve,
8 promote or condone any practice or act that is prohibited or
9 restricted by any federal, state or local laws.

10 **Section 6. Effective Date.** The enactment of this Ordinance
11 shall be deemed to constitute a quasi-judicial action of the City
12 Council and shall become effective upon signature by the Council
13 President and the Council Secretary.

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15 Form Approved:

16
17 /s/ Mary E. Staffopoulos

18 Office of General Counsel

19 Legislation Prepared By: Erin Abney

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