

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-521**

5 AN ORDINANCE REZONING APPROXIMATELY 103.85±  
6 ACRES IN COUNCIL DISTRICT 12 AT 0 NORMANDY  
7 BOULEVARD, BETWEEN NORMANDY BOULEVARD AND  
8 MANNING CEMETERY ROAD (R.E. NOS. 002315-0000,  
9 002315-0022, 002315-1000, 002316-0000 AND  
10 002316-1000) OWNED BY WILBUR C. BELL, DONNA F.  
11 BELL, RORY VILETT AND H. SMITH, INC., AS  
12 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 SINGLE FAMILY RESIDENTIAL  
16 USES, AS DESCRIBED IN THE BELLBROOKE PUD,  
17 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
18 LARGE-SCALE AMENDMENT APPLICATION L-5482-20A;  
19 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
20 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
21 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
22 EFFECTIVE DATE.

23  
24 **WHEREAS,** the City of Jacksonville adopted a Large-Scale  
25 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
26 portions of the Future Land Use Map series (FLUMs) in order to ensure  
27 the accuracy and internal consistency of the plan, pursuant to  
28 application L-5482-20A and companion land use Ordinance 2021-520; and

29 **WHEREAS,** in order to ensure consistency of zoning district with  
30 the *2030 Comprehensive Plan* and the adopted companion Large-Scale  
31 Amendment L-5482-20A, 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 Wilbur C. Bell, Donna  
3 F. Bell, Rory Vilett and H. Smith, Inc., the owners of approximately  
4 103.85± acres of certain real property in Council District 12, as  
5 more particularly described in Section 1; and

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

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

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

14 **WHEREAS**, the City Council after due notice held a public hearing,  
15 taking into consideration the above recommendations as well as all  
16 oral and written comments received during the public hearings, the  
17 Council finds that such rezoning is consistent with the *2030*  
18 *Comprehensive Plan* adopted under the comprehensive planning ordinance  
19 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 103.85± acres (R.E. Nos. 002315-0000, 002315-0022,

1 002315-1000, 002316-0000 and 002316-1000) are in Council District 12  
2 at 0 Normandy Boulevard, between Normandy Boulevard and Manning  
3 Cemetery Road, as more particularly described in **Exhibit 1**, dated  
4 February 24, 2021, **attached hereto** and incorporated herein by this  
5 reference (the "Subject Property").

6 **Section 2. Owner and Applicant Description.** The Subject  
7 Property is owned by Wilbur C. Bell, Donna F. Bell, Rory Vilett and  
8 H. Smith, Inc. The applicant is T.R. Hainline, Esq., 1301 Riverplace  
9 Boulevard, Suite 1500, Jacksonville, Florida 32207; (904) 346-5531.

10 **Section 3. Property Rezoned.** The Subject Property,  
11 pursuant to adopted companion Large-Scale Amendment L-5482-20A, 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 single family residential uses, and is described,  
15 shown and subject to the following documents, **attached hereto**:

16 **Exhibit 1** - Legal Description dated February 24, 2021.

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

18 **Exhibit 3** - Written Description dated May 4, 2021.

19 **Exhibit 4** - Site Plan dated June 24, 2021.

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

29 **Section 5. Disclaimer.** The rezoning granted herein shall  
30 not be construed as an exemption from any other applicable local,  
31 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:

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17           /s/ Mary E. Staffopoulos          

18 Office of General Counsel

19 Legislation Prepared By: Ed Lukacovic

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