

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

4 **ORDINANCE 2021-650**

5 AN ORDINANCE REZONING APPROXIMATELY 15.45±
6 ACRES, LOCATED IN COUNCIL DISTRICT 4 AT 2522
7 BELFORT ROAD, 2630 BELFORT ROAD, 0 BELFORT ROAD,
8 AND 0 SYNHOFF DRIVE, BETWEEN HOGAN ROAD AND
9 SYNHOFF DRIVE, AS DESCRIBED HEREIN, OWNED BY
10 BELFORT LANDING LLC, FROM RESIDENTIAL LOW
11 DENSITY-60 (RLD-60) DISTRICT TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 TOWNHOMES AND SINGLE FAMILY RESIDENTIAL USES, AS
15 DESCRIBED IN THE BELFORT LANDING PUD; PROVIDING
16 A 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**, Belfort Landing LLC, the owner of approximately 15.45±
22 acres, located in Council District 4 at 2522 Belfort Road, 2630
23 Belfort Road, 0 Belfort Road, and 0 Synhoff Drive, as more
24 particularly described in **Exhibit 1**, dated June 29, 2021, and
25 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
26 (the "Subject Property"), has applied for a rezoning and
27 reclassification of that property from Residential Low Density-60
28 (RLD-60) District to Planned Unit Development (PUD) District, as
29 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 Residential Low Density-60 (RLD-
18 60) District to Planned Unit Development (PUD) District. This new
19 PUD district shall generally permit townhomes and single family
20 residential uses, and is described, shown and subject to the following
21 documents, **attached hereto**:

22 **Exhibit 1** - Legal Description dated June 29, 2021.

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

24 **Exhibit 3** - Written Description dated June 29, 2021.

25 **Exhibit 4** - Site Plan dated June 23, 2021.

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by Belfort Landing LLC, and is legally described in **Exhibit**
28 **1, attached hereto**. The applicant is Thomas Ingram, Esq., 233 East
29 Bay Street, Suite 1113, Jacksonville, Florida 32202; (904) 612-9179.

30 **Section 3. Disclaimer.** The rezoning granted herein
31 shall **not** be construed as an exemption from any other applicable

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

11 **Section 4. Effective Date.** The enactment of this Ordinance
12 shall be deemed to constitute a quasi-judicial action of the City
13 Council and shall become effective upon signature by the Council
14 President and the Council Secretary.

15
16 Form Approved:

17
18 /s/ Mary E. Staffopoulos

19 Office of General Counsel

20 Legislation Prepared By: Connor Corrigan

21 GC-#1450081-v2-2021-650_(Z-3631)_PUD.docx