

1 Introduced by the Land Use and Zoning Committee and amended on the
2 Floor of Council:

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4
5 **ORDINANCE 2021-521-E**

6 AN ORDINANCE REZONING APPROXIMATELY 75.35± ACRES
7 IN COUNCIL DISTRICT 12 AT 0 NORMANDY BOULEVARD,
8 BETWEEN NORMANDY BOULEVARD AND MANNING CEMETERY
9 ROAD (R.E. NOS. 002315-0000 (PORTION), 002315-
10 0022 (PORTION), 002315-1000, 002316-0000 AND
11 002316-1000) OWNED BY WILBUR C. BELL, DONNA F.
12 BELL, RORY VILETT AND H. SMITH, INC., AS
13 DESCRIBED HEREIN, FROM AGRICULTURE (AGR)
14 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
15 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
16 ZONING CODE, TO PERMIT SINGLE FAMILY RESIDENTIAL
17 USES, AS DESCRIBED IN THE BELLBROOKE PUD,
18 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
19 LARGE-SCALE AMENDMENT APPLICATION L-5482-20A;
20 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
21 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
22 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
23 EFFECTIVE DATE.

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

30 **WHEREAS**, in order to ensure consistency of zoning district with

1 the 2030 Comprehensive Plan and the adopted companion Large-Scale
2 Amendment L-5482-20A, an application to rezone and reclassify from
3 Agriculture (AGR) District to Planned Unit Development (PUD) District
4 was filed by T.R. Hainline, Esq., on behalf of Wilbur C. Bell, Donna
5 F. Bell, Rory Vilett and H. Smith, Inc., the owners of approximately
6 75.35± acres of certain real property in Council District 12, as more
7 particularly described in Section 1; and

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

12 **WHEREAS**, the Planning Commission has considered the application
13 and has rendered an advisory opinion; and

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

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

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

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

1 **Section 1. Subject Property Location and Description.** The
2 approximately 75.35± acres (R.E. Nos. 002315-0000 (portion), 002315-
3 0022 (portion), 002315-1000, 002316-0000 and 002316-1000) are in
4 Council District 12 at 0 Normandy Boulevard, between Normandy
5 Boulevard and Manning Cemetery Road, as more particularly described
6 in **Revised Exhibit 1**, dated October 5, 2021, **attached hereto** and
7 incorporated herein by this reference (the "Subject Property").

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

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

18 **Revised Exhibit 1** - Revised Legal Description dated October 5, 2021.

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

20 **Revised Exhibit 3** - Revised Written Description dated August 19,
21 2021.

22 **Revised Exhibit 4** - Revised Site Plan dated October 5, 2021.

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

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

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

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18 Form Approved:

19
20 /s/ Mary E. Staffopoulos

21 Office of General Counsel

22 Legislation Prepared By: Ed Lukacovic

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