

Introduced and amended by the Land Use and Zoning Committee:

**ORDINANCE 2025-272-E**

AN ORDINANCE REZONING APPROXIMATELY 46.54± ACRES  
LOCATED IN COUNCIL DISTRICT 12 AT 0 NORMANDY  
BOULEVARD, BETWEEN MANNING CEMETERY ROAD AND  
BICENTENNIAL DRIVE (A PORTION OF R.E. NO. 002314-  
0000), AS DESCRIBED HEREIN, OWNED BY HENRY G.  
GRIFFIS, JR., INDIVIDUALLY, AND HENRY G. GRIFFIS,  
JR., JOHN P. STEVENS AND RONALD D. MOSLEY, JR.  
AS TRUSTEES OF THE IDA GRIFFIS 1996 TRUST F/B/O  
DIANA G. NAZARIO, FROM AGRICULTURE (AGR) DISTRICT  
TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
PERMIT SINGLE-FAMILY DWELLINGS AND TOWNHOMES, AS  
DESCRIBED IN THE GRIFFIS NORMANDY PUD, PURSUANT  
TO FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
AMENDMENT APPLICATION NUMBER L-6023-25C;  
PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
EFFECTIVE DATE.

**WHEREAS,** the City of Jacksonville adopted a Small-Scale  
Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
portions of the Future Land Use Map series (FLUMs) in order to ensure  
the accuracy and internal consistency of the plan, pursuant to the  
companion land use application L-6023-25C; and

**WHEREAS,** in order to ensure consistency of zoning district  
with the *2045 Comprehensive Plan* and the adopted companion Small-Scale

1 Amendment L-6023-25C, an application to rezone and reclassify from  
2 Agriculture (AGR) to Planned Unit Development (PUD) District was  
3 filed by Paul Harden, Esq., on behalf of Henry G. Griffis, Jr.,  
4 individually, and Henry G. Griffis, Jr., John P. Stevens and Ronald  
5 D. Mosley, Jr. as Trustees of the Ida Griffis 1996 Trust f/b/o Diana  
6 G. Nazario, owners of approximately 46.54± acres of certain real  
7 property in Council District 12, as more particularly described in  
8 Section 1 below; and

9 **WHEREAS,** the Planning and Development Department, in order to  
10 ensure consistency of this zoning district with the *2045 Comprehensive*  
11 *Plan*, has considered the rezoning and has rendered an advisory  
12 opinion; and

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

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

18 **WHEREAS,** the City Council, after due notice, held a public  
19 hearing, and taking into consideration the above recommendations as  
20 well as all oral and written comments received during the public  
21 hearings, the Council finds that such rezoning is consistent with the  
22 *2045 Comprehensive Plan* adopted under the comprehensive planning  
23 ordinance for future development of the City of Jacksonville; and

24 **WHEREAS,** based on the staff report of the Planning and  
25 Development Department and other competent and substantial evidence  
26 received at the public hearings, the Council finds that the proposed  
27 PUD does not affect adversely the orderly development of the City as  
28 embodied in the *Zoning Code*; will not affect adversely the health and  
29 safety of residents in the area; will not be detrimental to the  
30 natural environment or to the use or development of the adjacent  
31 properties in the general neighborhood; and the proposed PUD will

1 accomplish the objectives and meet the standards of Section 656.340  
2 (Planned Unit Development) of the *Zoning Code* of the City of  
3 Jacksonville; now therefore

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

5 **Section 1. Subject Property Location and Description.** The  
6 approximately 46.54± acres are located in Council District 12 at 0  
7 Normandy Boulevard, between Manning Cemetery Road and Bicentennial  
8 Drive (a portion of R.E. No. 002314-0000), as more particularly  
9 described in **Exhibit 1**, dated January 24, 2025, and graphically  
10 depicted in **Exhibit 2**, both of which are attached hereto and  
11 incorporated herein by this reference (the "Subject Property").

12 **Section 2. Owner and Applicant Description.** The Subject  
13 Property is owned by Henry G. Griffis, Jr., individually, and Henry  
14 G. Griffis, Jr., John P. Stevens and Ronald D. Mosley, Jr. as Trustees  
15 of the Ida Griffis 1996 Trust f/b/o Diana G. Nazario. The applicant  
16 is Paul Harden, Esq., 1431 Riverplace Boulevard, Suite 901,  
17 Jacksonville, Florida 32207; (904) 396-5731.

18 **Section 3. Property Rezoned.** The Subject Property,  
19 pursuant to adopted companion Small-Scale Amendment L-6023-25C, is  
20 hereby rezoned and reclassified from Agriculture (AGR) District to  
21 Planned Unit Development (PUD) District. This new PUD district shall  
22 generally permit single-family dwellings and townhomes, and is  
23 described, shown and subject to the following documents, attached  
24 hereto:

25 **Exhibit 1** - Legal Description dated January 24, 2025.

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

27 **Revised Exhibit 3** - Revised Written Description dated June 2,  
28 2025.

29 **Revised Exhibit 4** - Revised Site Plan dated March 26, 2025.

30 **Section 4. Contingency.** This rezoning shall not become  
31 effective until thirty-one (31) days after adoption of the companion

1 Small-Scale Amendment; and further provided that if the companion  
2 Small-Scale Amendment is challenged by the state land planning agency,  
3 this rezoning shall not become effective until the state land planning  
4 agency or the Administration Commission issues a final order  
5 determining the companion Small-Scale Amendment is in compliance with  
6 Chapter 163, *Florida Statutes*.

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

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

23  
24 Form Approved:

25  
26       /s/ Dylan Reingold      

27 Office of General Counsel

28 Legislation Prepared By: Connor Corrigan

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