

1 Introduced by the Land Use and Zoning Committee:
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3

4 **ORDINANCE 2025-449**

5 AN ORDINANCE REZONING APPROXIMATELY 14.55± ACRES
6 LOCATED IN COUNCIL DISTRICT 9 AT 0 NORMANDY
7 BOULEVARD, BETWEEN NORMANDY BOULEVARD, MEMORIAL
8 PARK ROAD, OLD MIDDLEBURG ROAD, SHELDON DRIVE AND
9 INTERSTATE I-295 (R.E. NO(S). 008130-1200), AS
10 DESCRIBED HEREIN, OWNED BY THE COALITION
11 PARTNERSHIP, LLP, FROM RESIDENTIAL MEDIUM
12 DENSITY-A (RMD-A) DISTRICT TO PLANNED UNIT
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
15 MULTI-FAMILY DWELLINGS AND TOWNHOMES, AS
16 DESCRIBED IN THE NORMANDY COVE PUD; PROVIDING A
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
18 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS,** The Coalition Partnership, LLP, the owner of
22 approximately 14.55± acres located in Council District 9 at 0 Normandy
23 Boulevard, between Normandy Boulevard, Memorial Park Road, Old
24 Middleburg Road, Sheldon Drive and Interstate I-295 (R.E. No(s).
25 008130-1200), as more particularly described in **Exhibit 1**, dated
26 April 17, 2025, and graphically depicted in **Exhibit 2**, both of which
27 are attached hereto (the "Subject Property"), has applied for a
28 rezoning and reclassification of the Subject Property from
29 Residential Medium Density-A (RMD-A) District to Planned Unit
30 Development (PUD) District, as described in Section 1 below; and
31

WHEREAS, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

3 **WHEREAS,** the Land Use and Zoning Committee, after due notice
4 and public hearing, has made its recommendation to the Council; and

5 **WHEREAS,** the Council finds that such rezoning is: (1)
6 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
7 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
8 not in conflict with any portion of the City's land use regulations;
9 and

10 **WHEREAS,** the Council finds the proposed rezoning does not
11 adversely affect the orderly development of the City as embodied in
12 the Zoning Code; will not adversely affect the health and safety of
13 residents in the area; will not be detrimental to the natural
14 environment or to the use or development of the adjacent properties
15 in the general neighborhood; and will accomplish the objectives and
16 meet the standards of Section 656.340 (Planned Unit Development) of
17 the Zoning Code; now therefore

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

19 **Section 1. Property Rezoned.** The Subject Property is
20 hereby rezoned and reclassified from Residential Medium Density-A
21 (RMD-A) District to Planned Unit Development (PUD) District. This new
22 PUD district shall generally permit multi-family dwellings and
23 townhomes, and is described, shown and subject to the following
24 documents, attached hereto:

25 **Exhibit 1** - Legal Description dated April 17, 2025.

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

27 **Exhibit 3** - Written Description dated March 27, 2025.

28 **Exhibit 4** - Site Plan dated February 21, 2025.

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by The Coalition Partnership, LLP, and is legally described in
31 **Exhibit 1**, attached hereto. The applicant is Leah Goryl, Esq., One

1 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
2 807-0180.

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

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

19
20 Form Approved:

21
22 /s/ Dylan Reingold

23 Office of General Counsel

24 Legislation Prepared By: Connor Corrigan

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