

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-344-E**

5 AN ORDINANCE REZONING APPROXIMATELY 10.29±  
6 ACRES LOCATED IN COUNCIL DISTRICT 12 AT 0  
7 NORMANDY BOULEVARD BETWEEN PARRISH CEMETERY  
8 ROAD AND MCGIRTS POINT BOULEVARD (R.E. NO.  
9 009021-0000), AS DESCRIBED HEREIN, OWNED BY  
10 ERLINDA TREMBLAY, FROM PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT (2007-367-E) TO  
12 RESIDENTIAL MEDIUM DENSITY-A (RMD-A) DISTRICT,  
13 AS DEFINED AND CLASSIFIED UNDER THE ZONING  
14 CODE; PROVIDING A DISCLAIMER THAT THE REZONING  
15 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
16 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
17 PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS**, Erlinda Tremblay, the owner of approximately 10.29±  
20 acres located in Council District 12 at 0 Normandy Boulevard  
21 between Parrish Cemetery Road and McGirts Point Boulevard (R.E. No.  
22 009021-0000), as more particularly described in **Exhibit 1**, dated  
23 June 9, 2006, and graphically depicted in **Revised Exhibit 2**, both  
24 of which are **attached hereto** (Subject Property), has applied for a  
25 rezoning and reclassification of the Subject Property from Planned  
26 Unit Development (PUD) District (2007-367-E) to Residential Medium  
27 Density-A (RMD-A) District; and

28 **WHEREAS**, the Planning and Development Department has  
29 considered the application and has rendered an advisory  
30 recommendation; 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**, taking into consideration the above recommendations  
6 and all other evidence entered into the record and testimony taken  
7 at the public hearings, the Council finds that such rezoning: (1)  
8 is consistent with the *2030 Comprehensive Plan*; (2) furthers the  
9 goals, objectives and policies of the *2030 Comprehensive Plan*; and  
10 (3) is not in conflict with any portion of the City's land use  
11 regulations; now, therefore

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

13 **Section 1. Property Rezoned.** The Subject Property is  
14 hereby rezoned and reclassified from Planned Unit Development (PUD)  
15 District (2007-367-E) to Residential Medium Density-A (RMD-A)  
16 District, as defined and classified under the Zoning Code, City of  
17 Jacksonville, Florida.

18 **Section 2. Owner and Description.** The Subject Property  
19 is owned by Erlinda Tremblay, and is described in **Exhibit 1,**  
20 **attached hereto.** The agent is Jeremy T. Hill, 751 Oak Street,  
21 Suite 110, Jacksonville, Florida 32204; (904) 620-0992.

22 **Section 3. Disclaimer.** The rezoning granted herein shall  
23 **not** be construed as an exemption from any other applicable local,  
24 state, or federal laws, regulations, requirements, permits or  
25 approvals. All other applicable local, state or federal permits or  
26 approvals shall be obtained before commencement of the development  
27 or use and issuance of this rezoning is based upon acknowledgement,  
28 representation and confirmation made by the applicant(s),  
29 owners(s), developer(s) and/or any authorized agent(s) or  
30 designee(s) that the subject business, development and/or use will  
31 be operated in strict compliance with all laws. Issuance of this

1 rezoning does **not** approve, promote or condone any practice or act  
2 that is prohibited or restricted by any federal, state or local  
3 laws.

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

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9 Form Approved:

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11 /s/ Shannon K. Eller

12 Office of General Counsel

13 Legislation Prepared By: Connie Quinto

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