

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-224**

5 AN ORDINANCE REZONING APPROXIMATELY 14.71± ACRES  
6 LOCATED IN COUNCIL DISTRICT 12 AT 12250 NORMANDY  
7 BOULEVARD, BETWEEN CECIL COMMERCE CENTER PARKWAY  
8 AND POW-MIA MEMORIAL PARKWAY (R.E. NO. 002185-  
9 0000), OWNED BY STARRATT CROSSING, LLC, AS  
10 DESCRIBED HEREIN, FROM COMMERCIAL  
11 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO PLANNED  
12 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
14 MULTI-FAMILY RESIDENTIAL WITH ASSOCIATED  
15 RECREATIONAL USES, AS DESCRIBED IN THE NORMANDY  
16 APARTMENTS PUD, PURSUANT TO FUTURE LAND USE MAP  
17 SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION  
18 NUMBER L-5796-23C; PROVIDING A DISCLAIMER THAT  
19 THE REZONING GRANTED HEREIN SHALL NOT BE  
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
22

23 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
24 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
25 portions of the Future Land Use Map series (FLUMs) in order to ensure  
26 the accuracy and internal consistency of the plan, pursuant to  
27 companion application L-5796-23C; and

28 **WHEREAS**, in order to ensure consistency of zoning district with  
29 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
30 Amendment L-5796-23C, an application to rezone and reclassify from  
31 Commercial Community/General-1 (CCG-1) District to Planned Unit

1 Development (PUD) District was filed by Paul Harden, Esq., on behalf  
2 of the owner of approximately 14.71± acres of certain real property  
3 in Council District 12, as more particularly described in Section 1;  
4 and

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

9 **WHEREAS**, the Planning Commission has considered the application  
10 and has rendered an advisory opinion; and

11 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
12 notice and public hearing, has made its recommendation to the Council;  
13 and

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

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

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

30 **Section 1. Subject Property Location and Description.** The  
31 approximately 14.71± acres are located in Council District 12 at 12250

1 Normandy Boulevard, between Cecil Commerce Center Parkway and POW-  
2 MIA Memorial Parkway (R.E. No. 002185-0000), as more particularly  
3 described in **Exhibit 1**, dated November 29, 2022, and graphically  
4 depicted in **Exhibit 2**, both of which are attached hereto and  
5 incorporated herein by this reference (the "Subject Property").

6 **Section 2. Owner and Applicant Description.** The Subject  
7 Property is owned by Starratt Crossing, LLC. The applicant is Paul  
8 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,  
9 Florida 32207; (904) 396-5731.

10 **Section 3. Property Rezoned.** The Subject Property,  
11 pursuant to adopted companion Small-Scale Amendment Application L-  
12 5796-23C, is hereby rezoned and reclassified from Commercial  
13 Community/General-1 (CCG-1) District to Planned Unit Development  
14 (PUD) District. This new PUD district shall generally permit multi-  
15 family residential with associated recreational uses and is  
16 described, shown and subject to the following documents, attached  
17 hereto:

18 **Exhibit 1** - Legal Description dated November 29, 2022.

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

20 **Exhibit 3** - Written Description dated March 9, 2023.

21 **Exhibit 4** - Site Plan dated October 11, 2022.

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

31 **Section 5. Disclaimer.** The rezoning granted herein

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

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

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17 Form Approved:

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19       /s/ Mary E. Staffopoulos        
20 Office of General Counsel

21 Legislation Prepared By: Connor Corrigan

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