

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-784**

5 AN ORDINANCE REZONING APPROXIMATELY 7.83± ACRES,
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 NORMANDY
7 BOULEVARD AND 0 YELLOW WATER ROAD, BETWEEN
8 NORMANDY BOULEVARD AND YELLOW WATER ROAD (R.E.
9 NOS. 002278-0005, 002278-0030 AND 002278-0055),
10 AS DESCRIBED HEREIN, OWNED BY CLASS INVESTMENTS
11 COMPANY, INC., FROM COMMERCIAL NEIGHBORHOOD (CN)
12 DISTRICT AND AGRICULTURE (AGR) DISTRICT TO
13 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
15 PERMIT COMMERCIAL USES, INCLUDING OUTDOOR
16 STORAGE/PARKING OF RECREATIONAL VEHICLES AND
17 BOATS, AS DESCRIBED IN THE YELLOW WATER AT
18 NORMANDY PUD, PURSUANT TO FUTURE LAND USE MAP
19 SERIES (FLUMS) SMALL-SCALE AMENDMENT
20 APPLICATION NUMBER L-5873-23C; PROVIDING A
21 DISCLAIMER THAT THE REZONING GRANTED HEREIN
22 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
23 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
24 DATE.

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26 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
27 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
28 portions of the Future Land Use Map series (FLUMs) in order to ensure
29 the accuracy and internal consistency of the plan, pursuant to
30 companion application L-5873-23C; and

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

1 the *2045 Comprehensive Plan* and the adopted companion Small-Scale
2 Amendment L-5873-23C, an application to rezone and reclassify from
3 Commercial Neighborhood (CN) District and Agriculture (AGR) District
4 to Planned Unit Development (PUD) District was filed by Cyndy Trimmer,
5 Esq. on behalf of the owner of approximately 7.83± acres of certain
6 real property in Council District 12, as more particularly described
7 in Section 1; and

8 **WHEREAS**, the Planning and Development Department, in order to
9 ensure consistency of this zoning district with the *2045 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 Committee, after due notice and
15 public hearing, has made its recommendation to the Council; and

16 **WHEREAS**, the City Council, after due notice, held a public
17 hearing, and taking into consideration the above recommendations as
18 well as all oral and written comments received during the public
19 hearings, the Council finds that such rezoning is consistent with the
20 *2045 Comprehensive Plan* adopted under the comprehensive planning
21 ordinance 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 7.83± acres are located in Council District 12 at 0
3 Normandy Boulevard and 0 Yellow Water Road, between Normandy Boulevard
4 and Yellow Water Road (R.E. Nos. 002278-0005, 002278-0030 and 002278-
5 0055), as more particularly described in **Exhibit 1**, dated September
6 10, 2023, and graphically depicted in **Exhibit 2**, both of which are
7 attached hereto and incorporated herein by this reference (the
8 "Subject Property").

9 **Section 2. Owner and Applicant Description.** The Subject
10 Property is owned by Class Investments Company, Inc. The applicant
11 is Cyndy Trimmer, Esq., One Independent Drive, Suite 1200,
12 Jacksonville, Florida 32202; (904) 807-0185.

13 **Section 3. Property Rezoned.** The Subject Property,
14 pursuant to adopted companion Small-Scale Amendment Application L-
15 5873-23C, is hereby rezoned and reclassified from Commercial
16 Neighborhood (CN) District and Agriculture (AGR) District to Planned
17 Unit Development (PUD) District. This new PUD district shall
18 generally permit commercial uses, including outdoor storage/parking
19 of recreational vehicles and boats, and is described, shown and
20 subject to the following documents, attached hereto:

21 **Exhibit 1** - Legal Description dated September 10, 2023.

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

23 **Exhibit 3** - Written Description dated September 10, 2023.

24 **Exhibit 4** - Site Plan dated June 16, 2023.

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

1 Chapter 163, *Florida Statutes*.

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

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

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19 Form Approved:

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21 /s/ Mary E. Staffopoulos

22 Office of General Counsel

23 Legislation Prepared By: Stephen Nutt

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