

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-755-E**

5 AN ORDINANCE REZONING APPROXIMATELY 10.32± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 NORMANDY
7 BOULEVARD, 10867 NORMANDY BOULEVARD, 10915
8 NORMANDY BOULEVARD, 10927 NORMANDY BOULEVARD AND
9 10935 NORMANDY BOULEVARD, BETWEEN NORTON ROAD AND
10 CHAFFEE ROAD SOUTH (R.E. NOS. 012820-0000,
11 012820-0050, 012823-0000, 012825-0000, AND
12 012826-0000), OWNED BY LONNIE R. TAYLOR, GLENN
13 M. TAYLOR, AND LOLA J. BOYD, AS DESCRIBED HEREIN,
14 FROM RESIDENTIAL LOW DENSITY-60 (RLD-60)
15 DISTRICT TO RESIDENTIAL MEDIUM DENSITY-D (RMD-D)
16 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
17 ZONING CODE, PURSUANT TO FUTURE LAND USE MAP
18 SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION
19 NUMBER L-5748-22C; PROVIDING A DISCLAIMER THAT
20 THE REZONING GRANTED HEREIN SHALL NOT BE
21 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
22 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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24 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
25 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
26 portions of the Future Land Use Map series (FLUMs) in order to ensure
27 the accuracy and internal consistency of the plan, pursuant to
28 companion application L-5748-22C; and

29 **WHEREAS**, in order to ensure consistency of zoning district with
30 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
31 Amendment L-5748-22C, an application to rezone and reclassify from

1 Residential Low Density-60 (RLD-60) District to Residential Medium
2 Density-D (RMD-D) District was filed by Curtis Hart on behalf of the
3 owners of approximately 10.32± acres of certain real property in
4 Council District 12, as more particularly described in Section 1; 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, held a public hearing and made its recommendation to the
13 Council; 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; now,
20 therefore

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

22 **Section 1. Subject Property Location and Description.** The
23 approximately 10.32± acres are located in Council District 12 at 0
24 Normandy Boulevard, 10867 Normandy Boulevard, 10915 Normandy
25 Boulevard, 10927 Normandy Boulevard, and 10935 Normandy Boulevard,
26 between Norton Road and Chaffee Road South (R.E. Nos. 012820-0000,
27 012820-0050, 012823-0000, 012825-0000, and 012826-0000), as more
28 particularly described in **Exhibit 1**, dated July 25, 2022, and
29 graphically depicted in **Exhibit 2**, both of which are attached hereto
30 and incorporated herein by this reference (the "Subject Property").

31 **Section 2. Owner and Applicant Description.** The Subject

1 Property is owned by Lonnie R. Taylor (also known as Lonnie Richard
2 Taylor), Glenn M. Taylor, and Lola J. Boyd (also known as Lola Jean
3 Boyd). The applicant is Curtis Hart, 8051 Tara Lane, Jacksonville,
4 Florida 32216; (904) 993-5008.

5 **Section 3. Property Rezoned.** The Subject Property,
6 pursuant to adopted companion Small-Scale Amendment Application L-
7 5748-22C, is hereby rezoned and reclassified from Residential Low
8 Density-60 (RLD-60) District to Residential Medium Density-D (RMD-D)
9 District.

10 **Section 4. Contingency.** This rezoning shall not become
11 effective until thirty-one (31) days after adoption of the companion
12 Small-Scale Amendment; and further provided that if the companion
13 Small-Scale Amendment is challenged by the state land planning agency,
14 this rezoning shall not become effective until the state land planning
15 agency or the Administration Commission issues a final order
16 determining the companion Small-Scale Amendment is in compliance with
17 Chapter 163, *Florida Statutes*.

18 **Section 5. Disclaimer.** The rezoning granted herein
19 shall not be construed as an exemption from any other applicable
20 local, state, or federal laws, regulations, requirements, permits or
21 approvals. All other applicable local, state or federal permits or
22 approvals shall be obtained before commencement of the development
23 or use and issuance of this rezoning is based upon acknowledgement,
24 representation and confirmation made by the applicant(s), owner(s),
25 developer(s) and/or any authorized agent(s) or designee(s) that the
26 subject business, development and/or use will be operated in strict
27 compliance with all laws. Issuance of this rezoning does not approve,
28 promote or condone any practice or act that is prohibited or
29 restricted by any federal, state or local laws.

30 **Section 6. Effective Date.** The enactment of this Ordinance
31 shall be deemed to constitute a quasi-judicial action of the City

1 Council and shall become effective upon signature by the Council
2 President and the Council Secretary.

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4 Form Approved:

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6 /s/ Mary E. Staffopoulos

7 Office of General Counsel

8 Legislation Prepared By: Kaysie Cox

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