

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-272**

5 AN ORDINANCE REZONING APPROXIMATELY 46.54± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 NORMANDY
7 BOULEVARD, BETWEEN MANNING CEMETERY ROAD AND
8 BICENTENNIAL DRIVE (A PORTION OF R.E. NO. 002314-
9 0000), AS DESCRIBED HEREIN, OWNED BY HENRY G.
10 GRIFFIS, JR., INDIVIDUALLY, AND HENRY G. GRIFFIS,
11 JR., JOHN P. STEVENS AND RONALD D. MOSLEY, JR.
12 AS TRUSTEES OF THE IDA GRIFFIS 1996 TRUST F/B/O
13 DIANA G. NAZARIO, FROM AGRICULTURE (AGR) DISTRICT
14 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
16 PERMIT SINGLE-FAMILY DWELLINGS AND TOWNHOMES, AS
17 DESCRIBED IN THE GRIFFIS NORMANDY PUD, PURSUANT
18 TO FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE
19 AMENDMENT APPLICATION NUMBER L-6023-25C;
20 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
21 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
22 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
23 EFFECTIVE DATE.

24
25 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
26 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
27 portions of the Future Land Use Map series (FLUMs) in order to ensure
28 the accuracy and internal consistency of the plan, pursuant to the
29 companion land use application L-6023-25C; and

30 **WHEREAS**, in order to ensure consistency of zoning district
31 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale

1 Amendment L-6023-25C, an application to rezone and reclassify from
2 Agriculture (AGR) to Planned Unit Development (PUD) District was
3 filed by Paul Harden, Esq., on behalf of Henry G. Griffis, Jr.,
4 individually, and Henry G. Griffis, Jr., John P. Stevens and Ronald
5 D. Mosley, Jr. as Trustees of the Ida Griffis 1996 Trust f/b/o Diana
6 G. Nazario, owners of approximately 46.54± acres of certain real
7 property in Council District 12, as more particularly described in
8 Section 1 below; and

9 **WHEREAS**, the Planning and Development Department, in order to
10 ensure consistency of this zoning district with the *2045 Comprehensive*
11 *Plan*, has considered the rezoning and has rendered an advisory
12 opinion; and

13 **WHEREAS**, the Planning Commission has considered the
14 application and has rendered an advisory opinion; and

15 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
16 notice, held a public hearing and made its recommendation to the
17 Council; and

18 **WHEREAS**, the City Council, after due notice, held a public
19 hearing, and taking into consideration the above recommendations as
20 well as all oral and written comments received during the public
21 hearings, the Council finds that such rezoning is consistent with the
22 *2045 Comprehensive Plan* adopted under the comprehensive planning
23 ordinance for future development of the City of Jacksonville; and

24 **WHEREAS**, based on the staff report of the Planning and
25 Development Department and other competent and substantial evidence
26 received at the public hearings, the Council finds that the proposed
27 PUD does not affect adversely the orderly development of the City as
28 embodied in the *Zoning Code*; will not affect adversely the health and
29 safety of residents in the area; will not be detrimental to the
30 natural environment or to the use or development of the adjacent
31 properties in the general neighborhood; and the proposed PUD will

1 accomplish the objectives and meet the standards of Section 656.340
2 (Planned Unit Development) of the *Zoning Code* of the City of
3 Jacksonville; now therefore

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

5 **Section 1. Subject Property Location and Description.** The
6 approximately 46.54± acres are located in Council District 12 at 0
7 Normandy Boulevard, between Manning Cemetery Road and Bicentennial
8 Drive (a portion of R.E. No. 002314-0000), as more particularly
9 described in **Exhibit 1**, dated January 24, 2025, and graphically
10 depicted in **Exhibit 2**, both of which are attached hereto and
11 incorporated herein by this reference (the "Subject Property").

12 **Section 2. Owner and Applicant Description.** The Subject
13 Property is owned by Henry G. Griffis, Jr., individually, and Henry
14 G. Griffis, Jr., John P. Stevens and Ronald D. Mosley, Jr. as Trustees
15 of the Ida Griffis 1996 Trust f/b/o Diana G. Nazario. The applicant
16 is Paul Harden, Esq., 1431 Riverplace Boulevard, Suite 901,
17 Jacksonville, Florida 32207; (904) 396-5731.

18 **Section 3. Property Rezoned.** The Subject Property,
19 pursuant to adopted companion Small-Scale Amendment L-6023-25C, is
20 hereby rezoned and reclassified from Agriculture (AGR) District to
21 Planned Unit Development (PUD) District. This new PUD district shall
22 generally permit single-family dwellings and townhomes, and is
23 described, shown and subject to the following documents, attached
24 hereto:

25 **Exhibit 1** - Legal Description dated January 24, 2025.

26 **Exhibit 2** - Subject Property Map (prepared by P&DD).

27 **Exhibit 3** - Written Description dated February 4, 2025.

28 **Exhibit 4** - Site Plan dated January 6, 2025.

29 **Section 4. Contingency.** This rezoning shall not become
30 effective until thirty-one (31) days after adoption of the companion
31 Small-Scale Amendment; and further provided that if the companion

1 Small-Scale Amendment is challenged by the state land planning agency,
2 this rezoning shall not become effective until the state land planning
3 agency or the Administration Commission issues a final order
4 determining the companion Small-Scale Amendment is in compliance with
5 Chapter 163, *Florida Statutes*.

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

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

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23 Form Approved:

24
25 /s/ Dylan Reingold

26 Office of General Counsel

27 Legislation Prepared By: Connor Corrigan

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