

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2023-169**

5 AN ORDINANCE REZONING APPROXIMATELY 26.52± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 8728 NORMANDY
7 BOULEVARD, 8740 NORMANDY BOULEVARD, 1733
8 BILODEAU COURT, AND 1810 BILODEAU COURT, BETWEEN
9 NORMANDY BOULEVARD AND HERLONG ROAD (R.E. NOS.
10 009109-0005, 009120-0010, 009120-0020 AND
11 009312-0010), OWNED BY NORMANDY & HAMMOND, LLC,
12 CATHERINE B. CHRISTERSSON, ELSIE PATRICIA
13 JAGODNIK, AND TRUSTEE CORPORATION OF THE WEST
14 NORMANDY BAPTIST CHURCH, INC., A/K/A WEST
15 NORMANDY BAPTIST CHURCH, AS DESCRIBED HEREIN,
16 FROM COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)
17 DISTRICT, RESIDENTIAL MEDIUM DENSITY-A (RMD-A)
18 DISTRICT AND RESIDENTIAL MEDIUM DENSITY-B (RMD-
19 B) DISTRICT TO RESIDENTIAL MEDIUM DENSITY-D (RMD-
20 D) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
21 ZONING CODE, PURSUANT TO FUTURE LAND USE MAP
22 SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION
23 NUMBER L-5785-22C; PROVIDING A DISCLAIMER THAT
24 THE REZONING GRANTED HEREIN SHALL NOT BE
25 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
26 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

27
28 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
29 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
30 portions of the Future Land Use Map series (FLUMs) in order to ensure
31 the accuracy and internal consistency of the plan, pursuant to

1 companion application L-5785-22C; and

2 **WHEREAS**, in order to ensure consistency of zoning district with
3 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
4 Amendment L-5785-22C, an application to rezone and reclassify from
5 Commercial Community/General-2 (CCG-2) District, Residential Medium
6 Density-A (RMD-A) District and Residential Medium Density-B (RMD-B)
7 District to Residential Medium Density-D (RMD-D) District was filed
8 by Steve Diebenow, Esq., on behalf of the owners of approximately
9 26.52± acres of certain real property in Council District 12, as more
10 particularly described in Section 1; and

11 **WHEREAS**, the Planning and Development Department, in order to
12 ensure consistency of this zoning district with the *2030 Comprehensive*
13 *Plan*, has considered the rezoning and has rendered an advisory
14 opinion; and

15 **WHEREAS**, the Planning Commission has considered the application
16 and has rendered an advisory opinion; and

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

20 **WHEREAS**, the City Council, after due notice, held a public
21 hearing, and taking into consideration the above recommendations as
22 well as all oral and written comments received during the public
23 hearings, the Council finds that such rezoning is consistent with the
24 *2030 Comprehensive Plan* adopted under the comprehensive planning
25 ordinance for future development of the City of Jacksonville; now,
26 therefore

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

28 **Section 1. Subject Property Location and Description.** The
29 approximately 26.52± acres are located in Council District 12 at 8728
30 Normandy Boulevard, 8740 Normandy Boulevard, 1733 Bilodeau Court, and
31 1810 Bilodeau Court, between Normandy Boulevard and Herlong Road

1 (R.E. Nos. 009109-0005, 009120-0010, 009120-0020 and 009312-0010),
2 as more particularly described in **Exhibit 1**, dated November 21, 2022,
3 and graphically depicted in **Exhibit 2**, both of which are **attached**
4 **hereto** and incorporated herein by this reference (the "Subject
5 Property").

6 **Section 2. Owner and Applicant Description.** The Subject
7 Property is owned by Normandy & Hammond, LLC, Catherine B.
8 Christersson, Elsie Patricia Jagodnik, and Trustee Corporation of the
9 West Normandy Baptist Church, Inc., a/k/a West Normandy Baptist
10 Church. The applicant is Steve Diebenow, Esq., One Independent Drive,
11 Suite 1200, Jacksonville, Florida 32202; (904) 301-1269.

12 **Section 3. Property Rezoned.** The Subject Property,
13 pursuant to adopted companion Small-Scale Amendment Application L-
14 5785-22C, is hereby rezoned and reclassified from Commercial
15 Community/General-2 (CCG-2) District, Residential Medium Density-A
16 (RMD-A) District and Residential Medium Density-B (RMD-B) District
17 to Residential Medium Density-D (RMD-D) District.

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

26 **Section 5. Disclaimer.** The rezoning granted herein
27 shall **not** be construed as an exemption from any other applicable
28 local, state, or federal laws, regulations, requirements, permits or
29 approvals. All other applicable local, state or federal permits or
30 approvals shall be obtained before commencement of the development
31 or use and issuance of this rezoning is based upon acknowledgement,

1 representation and confirmation made by the applicant(s), owner(s),
2 developer(s) and/or any authorized agent(s) or designee(s) that the
3 subject business, development and/or use will be operated in strict
4 compliance with all laws. Issuance of this rezoning does **not** approve,
5 promote or condone any practice or act that is prohibited or
6 restricted by any federal, state or local laws.

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

11
12 Form Approved:

13
14 /s/ Mary E. Staffopoulos

15 Office of General Counsel

16 Legislation Prepared By: Connor Corrigan

17 GC-#1552966-v2-2023-169_(Z-4665).docx