

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-344**

5 AN ORDINANCE REZONING APPROXIMATELY 10.29±
6 ACRES LOCATED IN COUNCIL DISTRICT 12 AT 0
7 NORMANDY BOULEVARD BETWEEN PARRISH CEMETERY
8 ROAD AND MCGIRTS POINT BOULEVARD (R.E. NO.
9 009021-0000), AS DESCRIBED HEREIN, OWNED BY
10 ERLINDA TREMBLAY, FROM PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT (2007-367-E) TO
12 RESIDENTIAL MEDIUM DENSITY-D (RMD-D) DISTRICT,
13 AS DEFINED AND CLASSIFIED UNDER THE ZONING
14 CODE; PROVIDING A DISCLAIMER THAT THE REZONING
15 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
16 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
17 PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, Erlinda Tremblay, the owner of approximately 10.29±
20 acres located in Council District 12 at 0 Normandy Boulevard
21 between Parrish Cemetery Road and McGirts Point Boulevard (R.E. No.
22 009021-0000), as more particularly described in **Exhibit 1**, dated
23 June 9, 2006, and graphically depicted in **Exhibit 2**, both of which
24 are **attached hereto** (Subject Property), has applied for a rezoning
25 and reclassification of the Subject Property from Planned Unit
26 Development (PUD) District (2007-367-E) to Residential Medium
27 Density-D (RMD-D) District; and

28 **WHEREAS**, the Planning and Development Department has
29 considered the application and has rendered an advisory
30 recommendation; and

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

3 **WHEREAS**, the Land Use and Zoning Committee, after due notice
4 and public hearing has made its recommendation to the Council; and

5 **WHEREAS**, taking into consideration the above recommendations
6 and all other evidence entered into the record and testimony taken
7 at the public hearings, the Council finds that such rezoning: (1)
8 is consistent with the *2030 Comprehensive Plan*; (2) furthers the
9 goals, objectives and policies of the *2030 Comprehensive Plan*; and
10 (3) is not in conflict with any portion of the City's land use
11 regulations; now, therefore

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

13 **Section 1. Property Rezoned.** The Subject Property is
14 hereby rezoned and reclassified from Planned Unit Development (PUD)
15 District (2007-367-E) to Residential Medium Density-D (RMD-D)
16 District, as defined and classified under the Zoning Code, City of
17 Jacksonville, Florida.

18 **Section 2. Owner and Description.** The Subject Property
19 is owned by Erlinda Tremblay, and is described in **Exhibit 1,**
20 **attached hereto.** The agent is Jeremy T. Hill, 751 Oak Street,
21 Suite 110, Jacksonville, Florida 32204; (904) 620-0992.

22 **Section 3. Disclaimer.** The rezoning granted herein shall
23 **not** be construed as an exemption from any other applicable local,
24 state, or federal laws, regulations, requirements, permits or
25 approvals. All other applicable local, state or federal permits or
26 approvals shall be obtained before commencement of the development
27 or use and issuance of this rezoning is based upon acknowledgement,
28 representation and confirmation made by the applicant(s),
29 owners(s), developer(s) and/or any authorized agent(s) or
30 designee(s) that the subject business, development and/or use will
31 be operated in strict compliance with all laws. Issuance of this

