

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-652**

5 AN ORDINANCE REZONING APPROXIMATELY 2.58± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 NORMANDY
7 BOULEVARD AND 8084 NORMANDY BOULEVARD, BETWEEN
8 NORMANDY BOULEVARD AND CHATEAU DRIVE (R.E. NOS.
9 009320-0000 AND 009208-0000), AS DESCRIBED
10 HEREIN, OWNED BY PRESBYTERY OF ST. AUGUSTINE,
11 INC., FROM COMMERCIAL COMMUNITY/GENERAL-2 (CCG-
12 2) DISTRICT AND PUBLIC BUILDINGS AND
13 FACILITIES-2 (PBF-2) DISTRICT TO COMMERCIAL
14 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT, AS
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
16 PROVIDING A DISCLAIMER THAT THE REZONING
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, Presbytery of St. Augustine, Inc., the owner of
22 approximately 2.58± acres located in Council District 12 at 0 Normandy
23 Boulevard and 8084 Normandy Boulevard, between Normandy Boulevard and
24 Chateau Drive (R.E. Nos. 009320-0000 and 009208-0000), as more
25 particularly described in **Exhibit 1**, dated July 16, 2021, and
26 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
27 (the "Subject Property"), has applied for a rezoning and
28 reclassification of the Subject Property from Commercial
29 Community/General-2 (CCG-2) District and Public Buildings and
30 Facilities-2 (PBF-2) District to Commercial Community/General-1 (CCG-
31 1) District; and

1 **WHEREAS**, the Planning and Development Department has considered
2 the application and has rendered an advisory recommendation; and

3 **WHEREAS**, the Planning Commission, acting as the local planning
4 agency, has reviewed the application and made an advisory
5 recommendation to the Council; and

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

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

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Commercial Community/General-2
18 (CCG-2) District and Public Buildings and Facilities-2 (PBF-2)
19 District to Commercial Community/General-1 (CCG-1) District, as
20 defined and classified under the Zoning Code, City of Jacksonville,
21 Florida.

22 **Section 2. Owner and Description.** The Subject Property is
23 owned by Presbytery of St. Augustine, Inc., and is described in
24 **Exhibit 1, attached hereto.** The applicant is Melissa Balcerak, 295
25 Luna Lane, Erie, Colorado 80516; (972) 396-8409.

26 **Section 3. Disclaimer.** The rezoning granted herein shall
27 **not** be construed as an exemption from any other applicable local,
28 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), owners(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 4. 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 Council Secretary.

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12 Form Approved:

13
14 /s/ Mary E. Staffopoulos

15 Office of General Counsel

16 Legislation Prepared By: Bruce Lewis

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