

1 Introduced by the Transportation, Energy and Utilities Committee
2 pursuant to Section 92.09, *Ordinance Code*, and amended by the
3 Neighborhoods, Community Services, Public Health and Safety
4 Committee:

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7 **ORDINANCE 2024-983-E**

8 AN ORDINANCE ESTABLISHING NORMANDY II COMMUNITY
9 DEVELOPMENT DISTRICT ("NORMANDY II CDD"),
10 PURSUANT TO SECTION 190.005, *FLORIDA STATUTES*,
11 AND CHAPTER 92, *ORDINANCE CODE*, INCLUDING THE
12 GRANT OF SPECIAL POWERS; NAMING THE NORMANDY II
13 CDD; DESCRIBING THE EXTERNAL BOUNDARIES OF THE
14 NORMANDY II CDD; NAMING THE INITIAL NORMANDY II
15 CDD BOARD OF SUPERVISORS; AMENDING SECTION 92.22
16 (EXISTING COMMUNITY DEVELOPMENT DISTRICTS),
17 CHAPTER 92 (UNIFORM COMMUNITY DEVELOPMENT
18 DISTRICTS), *ORDINANCE CODE*, TO INCLUDE THE
19 NORMANDY II CDD; PROVIDING FOR CONFLICT AND
20 SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

21
22 **WHEREAS**, Hawk Normandy, LLC, a Delaware limited liability
23 company (the "Petitioner"), petitioned the City Council to establish
24 a community development district ("CDD") named the "Normandy II
25 Community Development District" (the "Normandy II CDD") on
26 approximately 527.56± acres lying wholly within the boundaries of the
27 City, pursuant to Section 190.005(2), *Florida Statutes*, and Chapter
28 92, *Ordinance Code*. A copy of the Amended Petition to Establish
29 Normandy II Community Development District (the "Petition") is **On**
30 **File** with the Legislative Services Division; and

31 **WHEREAS**, if established as proposed in the Petition, the

1 Normandy II Community Development District would thereafter exist and
2 operate as an independent special district as set forth in Chapter
3 190, *Florida Statutes*; and

4 **WHEREAS**, Petitioner acknowledges that the adoption of this
5 Ordinance shall not constitute a waiver of the City's, or any other
6 governing or regulatory entities', rights to grant or not grant
7 entitlements for the development to be serviced by the Normandy II
8 CDD, and further that the adoption of this ordinance shall not
9 otherwise prejudice the City's, or any other governing or regulatory
10 entities', ability to govern or regulate the planning or permitting
11 of the development; and

12 **WHEREAS**, as required by Section 92.07, *Ordinance Code*, the
13 Office of General Counsel has reviewed the Petition, and finding that
14 it was sufficient and complete to permit the fair and informed
15 consideration of the matter by the Council, has prepared and submitted
16 its Final Report of Counsel, dated November 21, 2024, attached hereto
17 as **Exhibit 1**; and

18 **WHEREAS**, the Office of General Counsel has determined the
19 Petition adequately meets the requirements of Section 190.005,
20 *Florida Statutes*, and Section 92.04, *Ordinance Code*, and is therefore
21 complete and sufficient to permit fair and informed review thereof
22 by the City Council; and

23 **WHEREAS**, the Planning and Development Department has provided
24 its report and recommendation regarding the Petition to the
25 Transportation, Energy and Utilities Committee; and

26 **WHEREAS**, all notice requirements of Chapter 190, *Florida*
27 *Statutes*, Section 92.11, *Ordinance Code*, and other applicable laws
28 were complied with, complete notice was timely given, and a public
29 hearing was held on the date and time noticed and conducted thereafter
30 in compliance with Chapter 190, *Florida Statutes*, and all applicable
31 laws; and

1 **WHEREAS**, in making its fair and informed determination whether
2 to grant or deny the Petition, the City Council has considered the
3 Petition in light of the record developed at the public hearing and
4 in relation to the six factors set forth in Section 190.005(1)(e),
5 *Florida Statutes*; now therefore

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

7 **Section 1. Establishment and Name.** A community development
8 district is hereby established within the City to be known hereafter
9 as the "Normandy II Community Development District."

10 **Section 2. Boundaries.** The boundaries of the Normandy II
11 Community Development District established by this Ordinance are as
12 set forth in the legal descriptions contained in the Amended Petition
13 to Establish Normandy II Community Development District (the
14 "Petition"), which is **On File** with the Legislative Services Division.
15 The legal description and boundary sketch, both dated August 5, 2024,
16 as described within the Petition are attached hereto as **Exhibit 2**.

17 **Section 3. Board of Supervisors.** The following five
18 persons, as set forth in the Petition, are designated to be the
19 initial members of the governing Board of Supervisors ("Board") of
20 the Normandy II Community Development District:

- 21 a. Michael Lawson
- 22 b. Doug Draper
- 23 c. Lori Price
- 24 d. Christie Ray
- 25 e. Brittany Crutchfield

26 **Section 4. Grant of Special Powers.** Consent is hereby
27 granted to the Normandy II Community Development District pursuant
28 to Section 190.012(2), *Florida Statutes*, to exercise the power to
29 plan, establish, acquire, construct or reconstruct, enlarge or
30 extend, equip, operate and maintain additional systems and facilities
31 for parks and facilities for indoor and outdoor recreational,

1 cultural, and educational uses, as described in Section
2 190.012(2) (a), *Florida Statutes*, and for security, including, but not
3 limited to, guardhouses, fences and gates, electronic intrusion
4 detection systems and patrol cars, as described in Section
5 190.012(2) (d), *Florida Statutes*, to be exercised only in compliance
6 and consistent with all applicable laws, including the City of
7 Jacksonville *2045 Comprehensive Plan* and the City's land development
8 regulations.

9 **Section 5. Amending Section 92.22 (Existing Community**
10 **Development Districts), Chapter 92 (Uniform Community Development**
11 **Districts), Ordinance Code.** Section 92.22 (Existing Community
12 Development Districts), Chapter 92 (Uniform Community Development
13 Districts), *Ordinance Code*, is hereby amended to read as follows:

14 **CHAPTER 92 - UNIFORM COMMUNITY DEVELOPMENT DISTRICTS**

15 * * *

16 **Sec. 92.22. - Existing Community Development Districts.**

17 The following CDDs have been established in the City:

18 * * *

19 (27) Normandy II Community Development District. The Normandy
20 II Community Development District was established in
21 Ordinance 2024-983-E and was granted consent to exercise
22 special powers to plan, establish, acquire, construct or
23 reconstruct, enlarge or extend, equip, operate and maintain
24 additional systems and facilities for parks and facilities
25 for indoor and outdoor recreational, cultural, and
26 educational uses, and for security, including, but not
27 limited to, guardhouses, fences and gates, electronic
28 intrusion detection systems and patrol cars.

29 **Section 6. Codification Instructions.** The Codifier and the
30 Office of General Counsel are authorized to make all chapter and
31 division "tables of contents" consistent with the changes set forth

1 herein. Such editorial changes and any others necessary to make the
2 *Ordinance Code* consistent with the intent of this legislation are
3 approved and directed herein, and changes to the *Ordinance Code* shall
4 be made forthwith and when inconsistencies are discovered.

5 **Section 7. Conflict and Severability.** Any portion of this
6 Ordinance determined by a court of competent jurisdiction to be in
7 conflict with prevailing law shall not be effective to the extent of
8 such conflict and shall be deemed severable and the remainder shall
9 continue in full force and effect to the extent legally possible.

10 **Section 8. Effective Date.** This Ordinance shall become
11 effective upon signature by the Mayor or upon becoming law without
12 the Mayor's signature.

13
14 Form Approved:

15
16 /s/ Mary E. Staffopoulos

17 Office of General Counsel

18 Legislation Prepared By: Shannon MacGillis

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