

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-449-E

AN ORDINANCE REZONING APPROXIMATELY 14.55± ACRES
LOCATED IN COUNCIL DISTRICT 9 AT 0 NORMANDY
BOULEVARD, BETWEEN NORMANDY BOULEVARD, MEMORIAL
PARK ROAD, OLD MIDDLEBURG ROAD, SHELDON DRIVE AND
INTERSTATE I-295 (R.E. NO(S). 008130-1200), AS
DESCRIBED HEREIN, OWNED BY THE COALITION
PARTNERSHIP, LLP, FROM RESIDENTIAL MEDIUM
DENSITY-A (RMD-A) DISTRICT TO PLANNED UNIT
DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
MULTI-FAMILY DWELLINGS AND TOWNHOMES, AS
DESCRIBED IN THE NORMANDY COVE PUD; PUD SUBJECT
TO CONDITIONS; PROVIDING A DISCLAIMER THAT THE
REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Coalition Partnership, LLP, the owner of
approximately 14.55± acres located in Council District 9 at 0 Normandy
Boulevard, between Normandy Boulevard, Memorial Park Road, Old
Middleburg Road, Sheldon Drive and Interstate I-295 (R.E. No(s).
008130-1200), as more particularly described in **Exhibit 1**, dated
April 17, 2025, and graphically depicted in **Exhibit 2**, both of which
are attached hereto (the "Subject Property"), has applied for a
rezoning and reclassification of the Subject Property from
Residential Medium Density-A (RMD-A) District to Planned Unit
Development (PUD) District, as described in Section 1 below; and

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

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

6 **WHEREAS**, the Council finds that such rezoning is: (1)
7 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
8 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
9 not in conflict with any portion of the City's land use regulations;
10 and

11 **WHEREAS**, the Council finds the proposed rezoning does not
12 adversely affect the orderly development of the City as embodied in
13 the Zoning Code; will not adversely affect the health and safety of
14 residents in the area; will not be detrimental to the natural
15 environment or to the use or development of the adjacent properties
16 in the general neighborhood; and will accomplish the objectives and
17 meet the standards of Section 656.340 (Planned Unit Development) of
18 the Zoning Code; now therefore

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

20 **Section 1. Property Rezoned.** The Subject Property is
21 hereby rezoned and reclassified from Residential Medium Density-A
22 (RMD-A) District to Planned Unit Development (PUD) District. This new
23 PUD district shall generally permit multi-family dwellings and
24 townhomes, and is described, shown and subject to the following
25 documents, attached hereto:

26 **Exhibit 1** - Legal Description dated April 17, 2025.

27 **Exhibit 2** - Subject Property per P&DD.

28 **Exhibit 3** - Written Description dated March 27, 2025.

29 **Revised Exhibit 4** - Revised Site Plan dated September 24, 2025.

30 **Section 2. Rezoning Approved Subject to Conditions.** This
31 rezoning is approved subject to the following conditions. Such

conditions control over the Written Description and the Site Plan and may only be amended through a rezoning:

(1) The development shall secure an agreement with the Duval County School Board for access to the Subject Property via Sheldon Drive prior to the issuance by the City of the first certificate of occupancy for a residential unit or the functional equivalent on the Subject Property.

(2) The developer shall construct a pedestrian pathway along Sheldon Drive within or adjacent to the right-of-way from the Subject Property entrance/exit point at Sheldon Drive connecting to the pedestrian pathway at the intersection of Sheldon Drive and Old Middleburg Road North.

Section 3. Owner and Description. The Subject Property is owned by The Coalition Partnership, LLP, and is legally described in **Exhibit 1**, attached hereto. The applicant is Leah Goryl, Esq., One Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904) 807-0180.

Section 4. Disclaimer. The rezoning granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this rezoning is based upon acknowledgement, representation and confirmation made by the applicant(s), owners(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this rezoning does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

Section 5. Effective Date. The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City

Council and shall become effective upon signature by the Council
President and Council Secretary.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Connor Corrigan

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