

1 Introduced by the Transportation, Energy and Utilities Committee:
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4 **ORDINANCE 2022-117**

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

17 **WHEREAS**, Hawk Normandy, LLC, a Delaware limited liability
18 company authorized to do business in the State of Florida, petitioned
19 the City Council to establish a community development district named
20 Normandy Community Development District ("Normandy CDD") on
21 approximately 641.48 acres lying wholly within the boundaries of the
22 City pursuant to Section 190.005(2), F.S., and Chapter 92, *Ordinance*
23 *Code*, a copy of the Amended Petition to Establish Normandy Community
24 Development District ("Petition") is **on file** with the Legislative
25 Services Division; and

26 **WHEREAS**, the land area to be served by Normandy CDD consists of
27 three separate parcels totaling approximately 641.48 acres: CDD
28 Parcel West containing approximately 222.97 acres, CDD Parcel East 3
29 containing approximately 90.08 acres, and CDD Parcel East containing
30 approximately 328.43 acres, all lying wholly within the boundaries
31 of the City; and

1 **WHEREAS**, as required by Section 92.07, *Ordinance Code*, the
2 Office of General Counsel reviewed the Petition and finding it
3 sufficient and complete to permit the fair and informed consideration
4 of the matter by the Council prepared and submitted its Final Report
5 of Counsel, attached hereto as **Exhibit 1**; and

6 **WHEREAS**, the Planning and Development Department provided its
7 report and recommendation regarding the Petition to the
8 Transportation, Energy and Utilities Committee; and

9 **WHEREAS**, Petitioner acknowledges that the adoption of this
10 Ordinance shall not in any way waive any of the City's, or any other
11 governing or regulatory entities' rights to grant or not grant
12 entitlements for the development to be serviced by Normandy CDD (the
13 "Development"), or otherwise prejudice the City's, or any other
14 governing or regulatory entities', ability to govern or regulate the
15 planning or permitting of the Development; and

16 **WHEREAS**, the Petition adequately meets the requirements of
17 Section 190.005, F.S. and Section 92.04, *Ordinance Code* and is
18 therefore complete and sufficient to permit fair and informed review
19 thereof; and

20 **WHEREAS**, all notice requirements of Chapter 190, F.S., Section
21 92.11, *Ordinance Code*, and other applicable laws were complied with,
22 complete notice was timely given, and a public hearing held on the
23 date and time noticed and conducted thereafter in compliance with
24 Chapter 190, F.S. and all applicable laws; and

25 **WHEREAS**, in making its fair and informed determination whether
26 to grant or deny the Petition, the Council has considered the Petition
27 in light of the record developed at the public hearing and in relation
28 to the six factors set forth in Section 190.005(1)(e), F.S., now,
29 therefore

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

31 **Section 1. Name.** A community development district is

1 hereby established within the City to be known hereafter as Normandy
2 Community Development District.

3 **Section 2. Boundaries.** The boundaries of Normandy
4 Community Development District established by this Ordinance are as
5 set forth in the legal descriptions contained in the Amended Petition
6 to Establish Normandy Community Development District ("Petition")
7 which is **on file** with the Legislative Services Division. The legal
8 descriptions and boundary sketches found within the Petition are
9 attached hereto as **Exhibit 2**.

10 **Section 3. Board of Supervisors.** The following five
11 persons, as set forth in the Petition, are designated to be the
12 initial members of the governing Board of Supervisors ("Board") of
13 Normandy Community Development District:

- 14 a. Doug Draper
- 15 b. Lori Price
- 16 c. Ted Sanders
- 17 d. Christie Ray
- 18 e. Michael Lawson

19 **Section 4. Grant of Special Powers.** Consent is hereby
20 granted to Normandy Community Development District, pursuant to
21 Sections 190.012(2)(a) and (d), F.S., to exercise the power to plan,
22 establish, acquire, construct or reconstruct, enlarge or extend,
23 equip, operate and maintain additional systems and facilities for
24 parks and facilities for indoor and outdoor recreational, cultural,
25 and educational uses and security, all to be exercised only in
26 compliance and consistent with all applicable laws, including the
27 City's 2030 Comprehensive Plan and the City's land development
28 regulations.

29 **Section 5. Amending Chapter 92 (Uniform Community**
30 **Development Districts), Section 92.22 (Existing Community Development**
31 **Districts), Ordinance Code.** Section 92.22, *Ordinance Code*, is hereby

1 amended to read as follows:

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

3 * * *

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

5 The following CDDs have been established in the City:

6 (1) *Bainebridge Community Development District.* The Bainebridge
7 Community Development District was established in
8 Ordinance 2005-1417-E. The City granted consent to the
9 Bainebridge Community Development District to exercise
10 special powers related to parks and facilities for indoor
11 and outdoor recreational, cultural, and educational uses
12 in Ordinance 2006-592-E.

13 * * *

14 (22) Normandy Community Development District. The Normandy
15 Community Development District was established in
16 Ordinance 2022- -E and was granted consent to exercise
17 special powers to plan, establish, acquire, construct or
18 reconstruct, enlarge or extend, equip, operate and maintain
19 additional systems and facilities for parks and facilities
20 for indoor and outdoor recreational, cultural, and
21 educational uses and security.

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

27 **Section 7. Effective Date.** This Ordinance shall become
28 effective upon signature by the Mayor or upon becoming law without
29 the Mayor's signature.

1 Form Approved:

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3 /s/ Kealey A. West

4 Office of General Counsel

5 Legislation Prepared By: Kealey A. West

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