

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-436**

5 AN ORDINANCE REZONING APPROXIMATELY 21.10±
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0
7 NORMANDY BOULEVARD, 11054 NORMANDY BOULEVARD,
8 11112 NORMANDY BOULEVARD, 11140 NORMANDY
9 BOULEVARD, 11150 NORMANDY BOULEVARD, 11192
10 NORMANDY BOULEVARD AND 3641 CHAFFEE ROAD SOUTH,
11 BETWEEN CHAFFEE ROAD SOUTH AND NORMANDY
12 BOULEVARD (R.E. NOS. 012843-0000, 012848-0000,
13 012848-0010, 012848-0020, 012852-0000, 012843-
14 0010 AND 012853-0010), AS DESCRIBED HEREIN,
15 OWNED BY SOUTHEASTERN PROPERTY INVESTMENTS, LLC,
16 AS TRUSTEE OF JACKSONVILLE HEIGHTS LAND TRUST
17 U/T/A DATED OCTOBER 13, 2005, AND PROPERTY
18 MANAGEMENT SUPPORT, INC., AS TRUSTEE OF CHAFFEE
19 SQUARE LAND TRUST U/T/A DATED AUGUST 12, 2005,
20 FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
21 (2019-371-E) TO PLANNED UNIT DEVELOPMENT (PUD)
22 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
23 ZONING CODE, TO PERMIT MULTI-FAMILY RESIDENTIAL,
24 COMMERCIAL AND HOSPITAL USES, AS DESCRIBED IN
25 THE CHAFFEE SQUARE III PUD; PROVIDING A
26 DISCLAIMER THAT THE REZONING GRANTED HEREIN
27 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
28 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
29 DATE.

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31 **WHEREAS**, Southeastern Property Investments, LLC, as Trustee of

1 Jacksonville Heights Land Trust u/t/a dated October 13, 2005, and
2 Property Management Support, Inc., as Trustee of Chaffee Square Land
3 Trust u/t/a dated August 12, 2005, the owners of approximately 21.10±
4 acres located in Council District 12 at 0 Normandy Boulevard, 11054
5 Normandy Boulevard, 11112 Normandy Boulevard, 11140 Normandy
6 Boulevard, 11150 Normandy Boulevard, 11192 Normandy Boulevard and
7 3641 Chaffee Road South, between Chaffee Road South and Normandy
8 Boulevard (R.E. Nos. 012843-0000, 012848-0000, 012848-0010, 012848-
9 0020, 012852-0000, 012843-0010 and 012853-0010), as more particularly
10 described in **Exhibit 1**, dated April 19, 2022, and graphically depicted
11 in **Exhibit 2**, both of which are attached hereto (the "Subject
12 Property"), have applied for a rezoning and reclassification of that
13 property from Planned Unit Development (PUD) District (2019-371-E)
14 to Planned Unit Development (PUD) District, as described in Section
15 1 below; and

16 **WHEREAS**, the Planning Commission has considered the application
17 and has rendered an advisory opinion; and

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

20 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
21 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
22 and policies of the *2030 Comprehensive Plan*; and (3) is not in
23 conflict with any portion of the City's land use regulations; and

24 **WHEREAS**, the Council finds the proposed rezoning does not
25 adversely affect the orderly development of the City as embodied in
26 the Zoning Code; will not adversely affect the health and safety of
27 residents in the area; will not be detrimental to the natural
28 environment or to the use or development of the adjacent properties
29 in the general neighborhood; and will accomplish the objectives and
30 meet the standards of Section 656.340 (Planned Unit Development) of
31 the Zoning Code; now, therefore

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

2 **Section 1. Property Rezoned.** The Subject Property is
3 hereby rezoned and reclassified from Planned Unit Development (PUD)
4 District (2019-371-E) to Planned Unit Development (PUD) District.
5 This new PUD district shall generally permit multi-family
6 residential, commercial and hospital uses, and is described, shown
7 and subject to the following documents, **attached hereto:**

8 **Exhibit 1** - Legal Description dated April 19, 2022.

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

10 **Exhibit 3** - Written Description dated May 16, 2022.

11 **Exhibit 4** - Site Plan dated May 16, 2022.

12 **Section 2. Owner and Description.** The Subject Property
13 is owned by Southeastern Property Investments, LLC, as Trustee of
14 Jacksonville Heights Land Trust u/t/a dated October 13, 2005, and
15 Property Management Support, Inc., as Trustee of Chaffee Square Land
16 Trust u/t/a dated August 12, 2005, and is legally described in **Exhibit**
17 **1**, attached hereto. The applicant is Evin Herzberg, 12483 Aladdin
18 Road, Jacksonville, Florida 32223; (904) 625-7431.

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

31 **Section 4. Effective Date.** The enactment of this Ordinance

1 shall be deemed to constitute a quasi-judicial action of the City
2 Council and shall become effective upon signature by the Council
3 President and the Council Secretary.

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5 Form Approved:

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7 /s/ Mary E. Staffopoulos

8 Office of General Counsel

9 Legislation Prepared By: Connor Corrigan

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