

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

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; PUD SUBJECT TO  
26 CONDITIONS; PROVIDING A DISCLAIMER THAT THE  
27 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
28 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
29 PROVIDING AN EFFECTIVE 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 **Revised Exhibit 3** - Revised Written Description dated July 12, 2022.

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

12           **Section 2.           Rezoning Approved Subject to Conditions.** This  
13 rezoning is approved subject to the following conditions. Such  
14 conditions control over the Written Description and the Site Plan and  
15 may only be amended through a rezoning:

16           (1) A ten-foot wide landscape buffer shall be installed and  
17 maintained on three sides of the existing cell tower. The landscape  
18 buffer shall contain a row of evergreen shade trees a minimum of 15  
19 feet tall (at the time of planting) with a four-inch caliper, spaced  
20 a maximum of 15 feet apart; and a row of 7-gallon container evergreen  
21 shrubs, such as viburnum, Ligustrum, holly or juniper, a minimum of  
22 four feet tall (at the time of planting), planted at four feet on  
23 center, to obtain an 80% opacity within one year of planting.

24           (2) The landscaping buffer shall be properly maintained through  
25 an irrigation system.

26           (3) No ground floor residential units are allowed abutting  
27 either Normandy Boulevard or Chaffee Road.

28           (4) A traffic study shall be provided at Civil Site Plan  
29 Review. Prior to commencement of the traffic study, the traffic  
30 professional shall conduct a methodology meeting to determine the  
31 limits of the study. The methodology meeting shall include the Chief

1 of the Traffic Engineering Division, the Chief of the Transportation  
2 Division, the traffic reviewer from Development Services, and a  
3 representative from the Florida Department of Transportation.

4       **Section 3.       Owner and Description.**       The Subject Property  
5 is owned by Southeastern Property Investments, LLC, as Trustee of  
6 Jacksonville Heights Land Trust u/t/a dated October 13, 2005, and  
7 Property Management Support, Inc., as Trustee of Chaffee Square Land  
8 Trust u/t/a dated August 12, 2005, and is legally described in **Exhibit**  
9 **1**, attached hereto. The applicant is Evin Herzberg, 12483 Aladdin  
10 Road, Jacksonville, Florida 32223; (904) 625-7431.

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

23       **Section 5.       Effective Date.**       The enactment of this Ordinance  
24 shall be deemed to constitute a quasi-judicial action of the City  
25 Council and shall become effective upon signature by the Council  
26 President and the Council Secretary.

1 Form Approved:

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3           /s/  Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared By: Connor Corrigan

6 GC-#1513240-v1-2022-436-E