

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-555-E**

5 AN ORDINANCE REZONING APPROXIMATELY 53.56±
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 10950
7 NORMANDY BOULEVARD, BETWEEN CHAFFEE ROAD SOUTH
8 AND STRATTON ROAD (R.E. NO. 012840-0000), AS
9 DESCRIBED HEREIN, OWNED BY DAMRON-THOMPSON,
10 INC., FORMERLY DAMRON-GRAINGER-THOMPSON, INC.,
11 FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
12 (2005-694-E) TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT MULTI-FAMILY RESIDENTIAL
15 AND COMMERCIAL USES, AS DESCRIBED IN THE YARD
16 PUD; PROVIDING A DISCLAIMER THAT THE REZONING
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, Damron-Thompson, Inc., formerly Damron-Grainger-
22 Thompson, Inc., the owner of approximately 53.56± acres located in
23 Council District 12 at 10950 Normandy Boulevard, between Chaffee Road
24 South and Stratton Road (R.E. No. 012840-0000), as more particularly
25 described in **Exhibit 1**, dated May 26, 2022, and graphically depicted
26 in **Exhibit 2**, both of which are attached hereto (the "Subject
27 Property"), has applied for a rezoning and reclassification of that
28 property from Planned Unit Development (PUD) District (2005-694-E)
29 to Planned Unit Development (PUD) District, as described in Section
30 1 below; and

31 **WHEREAS**, the Planning Commission has considered the application

1 and has rendered an advisory opinion; and

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

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

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Planned Unit Development (PUD)
19 District (2005-694-E) to Planned Unit Development (PUD) District.
20 This new PUD district shall generally permit multi-family residential
21 and commercial uses, and is described, shown and subject to the
22 following documents, attached hereto:

23 **Exhibit 1** - Legal Description dated May 26, 2022.

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

25 **Exhibit 3** - Written Description dated June 15, 2022.

26 **Exhibit 4** - Site Plan dated April 11, 2022.

27 **Section 2. Owner and Description.** The Subject Property
28 is owned by Damron-Thompson, Inc., formerly Damron-Grainger-Thompson,
29 Inc., and is legally described in **Exhibit 1**, attached hereto. The
30 applicant is T.R. Hainline, Esq., 1301 Riverplace Boulevard, Suite
31 1500, Jacksonville, Florida 32207; (904) 346-5531.

1 **Section 3. Disclaimer.** The rezoning granted herein
2 shall **not** be construed as an exemption from any other applicable
3 local, state, or federal laws, regulations, requirements, permits or
4 approvals. All other applicable local, state or federal permits or
5 approvals shall be obtained before commencement of the development
6 or use and issuance of this rezoning is based upon acknowledgement,
7 representation and confirmation made by the applicant(s), owner(s),
8 developer(s) and/or any authorized agent(s) or designee(s) that the
9 subject business, development and/or use will be operated in strict
10 compliance with all laws. Issuance of this rezoning does **not** approve,
11 promote or condone any practice or act that is prohibited or
12 restricted by any federal, state or local laws.

13 **Section 4. Effective Date.** The enactment of this Ordinance
14 shall be deemed to constitute a quasi-judicial action of the City
15 Council and shall become effective upon signature by the Council
16 President and the Council Secretary.

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18 Form Approved:

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20 /s/ Mary E. Staffopoulos

21 Office of General Counsel

22 Legislation Prepared By: Bruce Lewis

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