

1 Introduced by the Transportation, Energy and Utilities Committee  
2 pursuant to Section 92.09, *Ordinance Code*:

3  
4  
5 **ORDINANCE 2023-291-E**

6 AN ORDINANCE AMENDING THE BOUNDARIES OF NORMANDY  
7 COMMUNITY DEVELOPMENT DISTRICT ("NORMANDY  
8 CDD"), PURSUANT TO SECTION 190.046, *FLORIDA*  
9 *STATUTES*, AND CHAPTER 92, *ORDINANCE CODE*, TO  
10 EXPAND THE REGIONAL TERRITORY BY 24.76± ACRES  
11 AND CONTRACT THE REGIONAL TERRITORY BY 12.84±  
12 ACRES; AMENDING SECTION 92.22 (EXISTING  
13 COMMUNITY DEVELOPMENT DISTRICTS), CHAPTER 92  
14 (UNIFORM COMMUNITY DEVELOPMENT DISTRICTS),  
15 *ORDINANCE CODE*, TO MEMORIALIZE THE MODIFICATIONS  
16 TO ACREAGE; PROVIDING FOR CONFLICT AND  
17 SEVERABILITY, CODIFICATION, AND AN EFFECTIVE  
18 DATE.

19  
20 **WHEREAS**, Normandy Community Development District ("Normandy  
21 CDD") was established by Ordinance 2022-117-E; and

22 **WHEREAS**, pursuant to Chapter 92, *Ordinance Code*, and Section  
23 190.046, *Florida Statutes*, Normandy CDD petitioned the City to amend  
24 the Normandy CDD boundaries to expand the regional territory by adding  
25 two parcels of land consisting of 24.76± acres, and to contract the  
26 regional territory by removing one parcel of land consisting of 12.84±  
27 acres; and

28 **WHEREAS**, Normandy CDD has paid the required fee to defray the  
29 City's cost of review and consideration related to the Revised  
30 Petition to Amend the Boundaries of the Normandy CDD, dated April 24,  
31 2023 (the "Revised Petition"), a copy of which Revised Petition

1 together with its attendant attachments is **On File** with the City  
2 Council Legislative Services Division; and

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

9 **WHEREAS**, Petitioner acknowledges that nothing about the  
10 adoption of this Ordinance shall in any way waive any of the City's,  
11 or any other governing or regulatory entities', rights to grant or  
12 not grant entitlements for the development to be serviced by Normandy  
13 CDD (the "Development"), or otherwise prejudice the City's, or any  
14 other governing or regulatory entities', ability to govern or regulate  
15 the planning or permitting of the Development; and

16 **WHEREAS**, Counsel has determined the Revised Petition  
17 adequately meets the requirements of Section 190.046, *Florida*  
18 *Statutes*, and Section 92.04, *Ordinance Code*, and is therefore complete  
19 and sufficient to permit fair and informed review thereof; and

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

26 **WHEREAS**, in making its fair and informed determination whether  
27 to grant or deny the Revised Petition, Council has considered the  
28 Revised Petition in light of the record developed at the public  
29 hearing and in relation to the six factors set forth in Section  
30 190.005(1)(e), *Florida Statutes*; now, therefore

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

1           **Section 1.           Amending the Normandy Community Development**  
2 **District Boundaries to Include an Additional 24.76± Acres and to**  
3 **Exclude 12.84± Acres.** In accordance with Section 190.046, *Florida*  
4 *Statutes*, and Chapter 92, *Ordinance Code*, the City hereby grants the  
5 Revised Petition to expand the territory of land comprising Normandy  
6 CDD by an additional 24.76± acres, and to contract the territory of  
7 land comprising Normandy CDD by 12.84± acres, as set forth in the  
8 legal description contained in the Revised Petition, which is **On File**  
9 with the City Council Legislative Services Division. A map of the  
10 expansion and contraction parcels within the Normandy CDD, and a  
11 metes and bounds legal description of the proposed amended boundaries  
12 of the Normandy CDD found within the Revised Petition are attached  
13 hereto as **Exhibit 2.**

14           **Section 2.           Amending Section 92.22 (Existing Community**  
15 **Development Districts), Chapter 92 (Uniform Community Development**  
16 **Districts), Ordinance Code.** Section 92.22, (Existing Community  
17 Development Districts), *Ordinance Code*, Chapter 92 (Uniform Community  
18 Development Districts), is hereby amended to read as follows:

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

20                                   \* \* \*

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

22           The following CDDs have been established in the City:

- 23           (1) *Bainebridge Community Development District.* The  
24           Bainebridge Community Development District was established  
25           in Ordinance 2005-1417-E. The City granted consent to the  
26           Bainebridge Community Development District to exercise  
27           special powers related to parks and facilities for indoor  
28           and outdoor recreational, cultural and educational uses in  
29           Ordinance 2006-592-E.

30                                   \* \* \*

- 31           (22) *Normandy Community Development District.* The Normandy

1 Community Development District was established in  
2 Ordinance 2022-117-E and was granted consent to exercise  
3 special powers to plan, establish, acquire, construct or  
4 reconstruct, enlarge or extend, equip, operate and  
5 maintain additional systems and facilities for parks and  
6 facilities for indoor and outdoor recreational, cultural,  
7 and educational uses and security. The City granted both  
8 an expansion and contraction of the Normandy Community  
9 Development District by adding 24.76± Acres and excluding  
10 12.84± acres in Ordinance 2023-291-E.

11 \* \* \*

12 **Section 3. Conflict and Severability.** Any portion of this  
13 Ordinance determined by a court of competent jurisdiction to be in  
14 conflict with prevailing law shall not be effective to the extent of  
15 such conflict and shall be deemed severable and the remainder shall  
16 continue in full force and effect to the extent legally possible.

17 **Section 4. Codification.** The Codifier and the Office of  
18 General Counsel are authorized to make all chapter and division "table  
19 of contents" consistent with the changes set forth herein. Such  
20 editorial changes and any other necessary to make the Ordinance Code  
21 consistent with the intent of this legislation are approved and  
22 directed herein, and the changes to the Ordinance Code shall be made  
23 forthwith and when inconsistencies are discovered.

24 **Section 5. Effective Date.** This Ordinance shall become  
25 effective upon signature by the Mayor or upon becoming law without  
26 the Mayor's signature.

1 Form Approved:

2

3           /s/ Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared By: Rita M. Mairs

6 GC-#1572171-v1-2023-291-E\_Scriv\_Corr.docx