

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-306**

5 AN ORDINANCE REZONING APPROXIMATELY 0.18± ACRES
6 LOCATED IN COUNCIL DISTRICT 2 AT 962 ST. JOHNS
7 BLUFF ROAD NORTH, BETWEEN JORICK ROAD AND LONE
8 STAR ROAD (R.E. NO. 163349-0010), AS DESCRIBED
9 HEREIN, OWNED BY BOLD CITY CONSTRUCTION, LLC,
10 FROM COMMERCIAL NEIGHBORHOOD (CN) DISTRICT TO
11 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT,
12 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
13 PURSUANT TO APPLICATION NUMBER Z-7046; PROVIDING
14 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
15 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
16 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
17 DATE.
18

19 **WHEREAS**, Bold City Construction, LLC, the owner of approximately
20 0.18± acres located in Council District 2 at 962 St. Johns Bluff Road
21 North, between Jorick Road and Lone Star Road (R.E. No. 163349-0010),
22 as more particularly described in **Exhibit 1**, dated March 30, 2026,
23 and graphically depicted in **Exhibit 2**, both of which are attached
24 hereto (the "Subject Property"), has applied for a rezoning and
25 reclassification of the Subject Property from Commercial Neighborhood
26 (CN) District to Commercial Community/General-1 (CCG-1) District; and

27 **WHEREAS**, the Planning and Development Department has considered
28 the application and has rendered an advisory recommendation; and

29 **WHEREAS**, the Planning Commission, acting as the local planning
30 agency, has reviewed the application and made an advisory
31 recommendation to the Council; and

1 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
2 notice, held a public hearing and made its recommendation to the
3 Council; and

4 **WHEREAS**, taking into consideration the above recommendations and
5 all other evidence entered into the record and testimony taken at the
6 public hearings, the Council finds that such rezoning: (1) is
7 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
8 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
9 not in conflict with any portion of the City's land use regulations;
10 now, therefore

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

12 **Section 1. Property Rezoned.** The Subject Property is
13 hereby rezoned and reclassified from Commercial Neighborhood (CN)
14 District to Commercial Community/General-1 (CCG-1) District, as
15 defined and classified under the Zoning Code, City of Jacksonville,
16 Florida, pursuant to Application Number Z-7046.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by Bold City Construction, LLC, and is described in **Exhibit 1**,
19 attached hereto. The applicant is Ian A. Brown, Esq., 245 Riverside
20 Avenue, Jacksonville, Florida 32202; (904) 203-4133; ian@yield-
21 coach.com.

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

1 promote or condone any practice or act that is prohibited or
2 restricted by any federal, state or local laws.

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

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8 Form Approved:

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10 /s/ Terrence Harvey

11 Office of General Counsel

12 Legislation Prepared By: Kaysie Cox

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