

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-760-E**

5 AN ORDINANCE REZONING APPROXIMATELY 4.0± ACRES
6 LOCATED IN COUNCIL DISTRICT 1 AT 8059 MERRILL
7 ROAD, BETWEEN WOOLERY DRIVE AND INTERSTATE-295
8 (R.E. NO. 120458-0000), AS DESCRIBED HEREIN,
9 OWNED BY MEMORIAL HEALTHCARE GROUP, INC., FROM
10 COMMERCIAL, RESIDENTIAL AND OFFICE (CRO)
11 DISTRICT TO COMMERCIAL NEIGHBORHOOD (CN)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
14 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
15 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
16 PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, Memorial Healthcare Group, Inc., the owner of
19 approximately 4.0± acres located in Council District 1 at 8059 Merrill
20 Road, between Woolery Drive and Interstate-295 (R.E. No. 120458-
21 0000), as more particularly described in **Exhibit 1**, dated September
22 24, 2025, and graphically depicted in **Exhibit 2**, both of which are
23 attached hereto (the "Subject Property"), has applied for a rezoning
24 and reclassification of the Subject Property from Commercial,
25 Residential and Office (CRO) District to Commercial Neighborhood (CN)
26 District; and

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

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

1 recommendation to the Council; and

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

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

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

13 **Section 1. Property Rezoned.** The Subject Property is
14 hereby rezoned and reclassified from Commercial, Residential and
15 Office (CRO) District to Commercial Neighborhood (CN) District, as
16 defined and classified under the Zoning Code, City of Jacksonville,
17 Florida.

18 **Section 2. Owner and Description.** The Subject Property is
19 owned by Memorial Healthcare Group, Inc., and is legally described
20 in **Exhibit 1**, attached hereto. The applicant is Emily Pierce, Esq.,
21 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;
22 (904) 398-3911.

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

1 compliance with all laws. Issuance of this rezoning does not approve,
2 promote or condone any practice or act that is prohibited or
3 restricted by any federal, state or local laws.

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

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9 Form Approved:

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11 /s/ Dylan Reingold

12 Office of General Counsel

13 Legislation Prepared by: Erin Abney

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