

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-306-E

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

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

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

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

7
8 Form Approved:

9
10 /s/ Terrence Harvey

11 Office of General Counsel

12 Legislation Prepared By: Kaysie Cox

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