

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-674**

5 AN ORDINANCE REZONING APPROXIMATELY 0.48± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 1636 MAIN STREET
7 NORTH, BETWEEN 6TH STREET WEST AND 7TH STREET WEST
8 (R.E. NO. 071416-0005), AS DESCRIBED HEREIN,
9 OWNED BY NORMANDY STRATTON, LLC, FROM COMMERCIAL
10 COMMUNITY/GENERAL-SPRINGFIELD (CCG-S) DISTRICT
11 AND PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
12 (2016-476-E) TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT VETERINARY OFFICE, AND
15 INTEGRATED BAR AND DOG PARK, AS DESCRIBED IN THE
16 1636 MAIN STREET PUD; PROVIDING A DISCLAIMER THAT
17 THE REZONING GRANTED HEREIN SHALL NOT BE
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, Normandy Stratton, LLC, the owner of approximately
22 0.48± acres located in Council District 7 at 1636 Main Street North,
23 between 6th Street West and 7th Street West (R.E. No. 071416-0005), as
24 more particularly described in **Exhibit 1**, dated June 18, 2025, and
25 graphically depicted in **Exhibit 2**, both of which are attached hereto
26 (the "Subject Property"), has applied for a rezoning and
27 reclassification of the Subject Property from Commercial
28 Community/General-Springfield (CCG-S) District and Planned Unit
29 Development (PUD) District (2016-476-E) to Planned Unit Development
30 (PUD) District, as described in Section 1 below; and
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WHEREAS, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

5 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
6 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives
7 and policies of the *2045 Comprehensive Plan*; and (3) is not in
8 conflict with any portion of the City's land use regulations; and

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Commercial Community/General-
20 Springfield (CCG-S) District and Planned Unit Development (PUD)
21 District (2016-476-E) to Planned Unit Development (PUD) District.
22 This new PUD district shall generally permit a veterinary office with
23 integrated bar and dog park, and is described, shown and subject to
24 the following documents, attached hereto:

25 **Exhibit 1** - Legal Description dated June 18, 2025.

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

27 **Exhibit 3** - Written Description dated June 18, 2025.

28 **Exhibit 4** - Site Plan dated May 7, 2024.

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by Normandy Stratton, LLC, and is legally described in **Exhibit**
31 **1**, attached hereto. The applicant is Cyndy Trimmer, Esq., One

1 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
2 807-0185.

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

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

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20 Form Approved:

21
22 /s/ Dylan Reingold

23 Office of General Counsel

24 Legislation Prepared By: Kaysie Cox

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