

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-803-E

AN ORDINANCE REZONING APPROXIMATELY 2.14± ACRES
LOCATED IN COUNCIL DISTRICT 12 AT 0 NORMANDY
BOULEVARD, BETWEEN YELLOW WATER ROAD AND
BICENTENNIAL DRIVE (R.E. NO. 002276-0020), AS
DESCRIBED HEREIN, OWNED BY YELLOW WATER PINES,
INC., FROM COMMERCIAL NEIGHBORHOOD (CN) DISTRICT
TO COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE; 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, Yellow Water Pines, Inc., the owner of approximately
2.14± acres located in Council District 12 at 0 Normandy Boulevard,
between Yellow Water Road and Bicentennial Drive (R.E. No. 002276-
0020), as more particularly described in **Exhibit 1**, dated September
16, 2025, 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.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by Yellow Water Pines, Inc., and is described in **Exhibit 1**,
19 attached hereto. The applicant is Curtis Hart, 8051 Tara Lane,
20 Jacksonville, Florida 32216; (904) 993-5008.

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

restricted by any federal, state or local laws.

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

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Kaysie Cox

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