

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-484**

5 AN ORDINANCE REZONING APPROXIMATELY 1.41± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 OLD
7 GAINESVILLE ROAD AND 10571 NORMANDY BOULEVARD,
8 BETWEEN NORTON ROAD AND BLAIR ROAD (R.E. NO(S).
9 012774-0010 AND 012774-0020), AS DESCRIBED
10 HEREIN, OWNED BY 10565 NORMANDY BOULEVARD, LLC,
11 FROM COMMERCIAL OFFICE (CO) DISTRICT TO
12 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT,
13 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
14 PURSUANT TO APPLICATION NUMBER Z-7045; PROVIDING
15 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
16 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
17 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
18 DATE.

19
20 **WHEREAS,** 10565 Normandy Boulevard, LLC, the owner of
21 approximately 1.41± acres located in Council District 12 at 0
22 Gainesville Road and 10571 Normandy Boulevard, between Norton Road
23 and Blair Road (R.E. No. 012774-0010 and 012774-0020), as more
24 particularly described in **Exhibit 1**, dated May 18, 2026, 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 Office (CO)
28 District to Commercial Community/General-1 (CCG-1) District; and

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

31 **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 (LUZ) Committee, after due
4 notice, held a public hearing and made its recommendation to the
5 Council; and

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

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

14 **Section 1. Property Rezoned.** The Subject Property is
15 hereby rezoned and reclassified from Commercial Office (CO) District
16 to Commercial Community/General-1 (CCG-1) District, as defined and
17 classified under the Zoning Code, City of Jacksonville, Florida,
18 pursuant to Application Number Z-7045.

19 **Section 2. Owner and Description.** The Subject Property is
20 owned by 10565 Normandy Boulevard, LLC, and is described in **Exhibit**
21 **1**, attached hereto. The applicant is Curtis Hart, 8051 Tara Lane,
22 Jacksonville, Florida 32216; (904) 993-5008;
23 curtishart@hartresources.net.

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

1 subject business, development and/or use will be operated in strict
2 compliance with all laws. Issuance of this rezoning does **not** approve,
3 promote or condone any practice or act that is prohibited or
4 restricted by any federal, state or local laws.

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

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10 Form Approved:

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12 /s/ Terrence Harvey

13 Office of General Counsel

14 Legislation Prepared By: Connor Corrigan

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