

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-482**

5 AN ORDINANCE REZONING APPROXIMATELY 0.78± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 12 AT 1442  
7 BIVENS ROAD, BETWEEN HOGANS SETTLEMENT ROAD AND  
8 NORMANDY BOULEVARD (R.E. NO(S). 007630-0000),  
9 OWNED BY COMMERCIAL STRATEGIES GROUP LLC, AS  
10 DESCRIBED HEREIN, FROM COMMERCIAL  
11 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO  
12 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
14 PURSUANT TO FUTURE LAND USE MAP SERIES  
15 SMALL-SCALE AMENDMENT APPLICATION NUMBER  
16 L-6102-26C; PROVIDING A DISCLAIMER THAT THE  
17 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
19 PROVIDING AN EFFECTIVE DATE.  
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21 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
22 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
23 portions of the Future Land Use Map series (FLUMS) in order to ensure  
24 the accuracy and internal consistency of the plan, pursuant to  
25 companion application L-6102-26C; and

26 **WHEREAS,** in order to ensure consistency of zoning district  
27 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
28 Amendment L-6102-26C, an application to rezone and reclassify from  
29 Commercial Community/General-1 (CCG-1) District to Residential Low  
30 Density-60 (RLD-60) District was filed by Mark Prideaux, on behalf  
31 of the owner, Commercial Strategies Group, LLC, of approximately 0.78±

1 of an acre of certain real property in Council District 12, as more  
2 particularly described in Section 1; and

3 **WHEREAS,** the Planning and Development Department, in order to  
4 ensure consistency of this zoning district with the *2045 Comprehensive*  
5 *Plan*, has considered the rezoning and has rendered an advisory  
6 opinion; and

7 **WHEREAS,** the Planning Commission has considered the  
8 application and has rendered an advisory opinion; and

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

12 **WHEREAS,** the City Council, after due notice, held a public  
13 hearing, and taking into consideration the above recommendations as  
14 well as all oral and written comments received during the public  
15 hearings, the Council finds that such rezoning is consistent with the  
16 *2045 Comprehensive Plan* adopted under the comprehensive planning  
17 ordinance for future development of the City of Jacksonville; now  
18 therefore

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

20 **Section 1. Subject Property Location and Description.** The  
21 approximately 0.78± of an acre is located in Council District 12 at  
22 1442 Bivens Road, between Hogan Settlement Road and Normandy Boulevard  
23 (R.E. No(s). 007630-0000), as more particularly described in **Exhibit**  
24 **1**, dated February 9, 2026, and graphically depicted in **Exhibit 2**,  
25 both of which are attached hereto and incorporated herein by this  
26 reference (the "Subject Property").

27 **Section 2. Owner and Applicant Description.** The Subject  
28 Property is owned by Commercial Strategies Group, LLC. The applicant  
29 is Mark Prideaux, 829 Second Avenue North, Jacksonville Beach, Florida  
30 32250; (904) 314-1776; prideaux123@gmail.com.

31 **Section 3. Property Rezoned.** The Subject Property,

1 pursuant to adopted companion Small-Scale Amendment Application  
2 L-6102-26C, is hereby rezoned and reclassified from Commercial  
3 Community/General-1 (CCG-1) District to Residential Low Density-60  
4 (RLD-60) District.

5       **Section 4. Contingency.** This rezoning shall not become  
6 effective until thirty-one (31) days after adoption of the companion  
7 Small-Scale Amendment; and further provided that if the companion  
8 Small-Scale Amendment is challenged by the state land planning agency,  
9 this rezoning shall not become effective until the state land planning  
10 agency or the Administration Commission issues a final order  
11 determining the companion Small-Scale Amendment is in compliance with  
12 Chapter 163, *Florida Statutes*.

13       **Section 5. Disclaimer.** The rezoning granted herein  
14 shall not be construed as an exemption from any other applicable  
15 local, state, or federal laws, regulations, requirements, permits or  
16 approvals. All other applicable local, state or federal permits or  
17 approvals shall be obtained before commencement of the development  
18 or use and issuance of this rezoning is based upon acknowledgement,  
19 representation and confirmation made by the applicant(s), owner(s),  
20 developer(s) and/or any authorized agent(s) or designee(s) that the  
21 subject business, development and/or use will be operated in strict  
22 compliance with all laws. Issuance of this rezoning does not approve,  
23 promote or condone any practice or act that is prohibited or  
24 restricted by any federal, state or local laws.

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

1 Form Approved:

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4 Office of General Counsel

5 Legislation Prepared By: Kaysie Cox

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