

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-674-E

AN ORDINANCE REZONING APPROXIMATELY 0.48± ACRES
LOCATED IN COUNCIL DISTRICT 7 AT 1636 MAIN STREET
NORTH, BETWEEN 6TH STREET WEST AND 7TH STREET WEST
(R.E. NO. 071416-0005), AS DESCRIBED HEREIN,
OWNED BY NORMANDY STRATTON, LLC, FROM COMMERCIAL
COMMUNITY/GENERAL-SPRINGFIELD (CCG-S) DISTRICT
AND PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
(2016-476-E) TO PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE, TO PERMIT VETERINARY OFFICE, AND
INTEGRATED BAR AND DOG PARK, AS DESCRIBED IN THE
1636 MAIN STREET PUD; 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, Normandy Stratton, LLC, the owner of approximately
0.48± acres located in Council District 7 at 1636 Main Street North,
between 6th Street West and 7th Street West (R.E. No. 071416-0005), as
more particularly described in **Exhibit 1**, dated June 18, 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
Community/General-Springfield (CCG-S) District and Planned Unit
Development (PUD) District (2016-476-E) to Planned Unit Development
(PUD) District, as described in Section 1 below; and

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 **Revised Exhibit 3** - Revised Written Description dated November
28 3, 2025.

29 **Revised Exhibit 4** - Revised Site Plan dated November 3, 2025.

30 **Section 2. Owner and Description.** The Subject Property is
31 owned by Normandy Stratton, LLC, and is legally described in **Exhibit**

1, attached hereto. The applicant is Cyndy Trimmer, Esq., One Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904) 807-0185.

Section 3. Disclaimer. The rezoning granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this rezoning is based upon acknowledgement, representation and confirmation made by the applicant(s), owners(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this rezoning does not approve, 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:

Office of General Counsel

Legislation Prepared By: Kaysie Cox

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