

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-239**

5 AN ORDINANCE REZONING APPROXIMATELY 20.81± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 NORMANDY
7 BOULEVARD, BETWEEN NATHAN HALE ROAD AND MANNING
8 CEMETERY ROAD (R.E. NO(S). 002320-0020), OWNED
9 BY HOOSE HOMES AND INVESTMENTS, LLC, AS DESCRIBED
10 HEREIN, FROM AGRICULTURE (AGR) DISTRICT TO
11 COMMERCIAL, RESIDENTIAL AND OFFICE (CRO)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, PURSUANT TO FUTURE LAND USE MAP
14 SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER
15 L-6026-25C; PROVIDING A DISCLAIMER THAT THE
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
21 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
22 portions of the Future Land Use Map series (FLUMs) in order to ensure
23 the accuracy and internal consistency of the plan, pursuant to
24 companion application L-6026-25C; and

25 **WHEREAS,** in order to ensure consistency of zoning district
26 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
27 Amendment L-6026-25C, an application to rezone and reclassify from
28 Agriculture (AGR) District to Commercial, Residential and Office
29 (CRO) District was filed by Zach Miller, Esq. on behalf of the owner
30 of approximately 20.81± acres of certain real property in Council
31 District 12, as more particularly described in Section 1; and

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

5 **WHEREAS,** the Planning Commission has considered the
6 application and has rendered an advisory opinion; and

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

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

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

18 **Section 1. Subject Property Location and Description.** The
19 approximately 20.81± acres are located in Council District 12 at 0
20 Normandy Boulevard, between Nathan Hale Road and Manning Cemetery
21 Road (R.E. No(s). 002320-0020), as more particularly described in
22 **Exhibit 1**, dated February 11, 2025, and graphically depicted in
23 **Exhibit 2**, both of which are attached hereto and incorporated herein
24 by this reference (the "Subject Property").

25 **Section 2. Owner and Applicant Description.** The Subject
26 Property is owned by Hoose Homes and Investments, LLC. The applicant
27 is Zach Miller, Esq., 3203 Old Barn Court, Ponte Vedra Beach, Florida
28 32082; (904) 651-8958.

29 **Section 3. Property Rezoned.** The Subject Property,
30 pursuant to adopted companion Small-Scale Amendment Application
31 L-6026-25C, is hereby rezoned and reclassified from Agriculture (AGR)

District to Commercial, Residential and Office (CRO) District.

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

Section 5. 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), owner(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 6. 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 the Council Secretary.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Erin Abney

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