

Introduced and amended by the Land Use and Zoning Committee:

**ORDINANCE 2025-516-E**

AN ORDINANCE DENYING A REQUEST FOR REZONING  
APPROXIMATELY 0.76± OF AN ACRE LOCATED IN COUNCIL  
DISTRICT 9 AT 5868 LENOX AVENUE, BETWEEN LACLEDE  
AVENUE AND DELMAR STREET (R.E. NO. 011733-0000),  
AS DESCRIBED HEREIN, OWNED BY BLUE NILE, LLC,  
FROM COMMERCIAL OFFICE (CO) DISTRICT TO  
COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT,  
AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Blue Nile, LLC, the owner of approximately 0.76± of an  
acre located in Council District 9 at 5868 Lenox Avenue, between  
Laclede Avenue and Delmar Street (R.E. No. 011733-0000), as more  
particularly described in **Exhibit 1**, dated November 19, 2024, and  
graphically depicted in **Exhibit 2**, both of which are attached hereto  
(the "Subject Property"), have applied for a rezoning and  
reclassification of the Subject Property from Commercial Office (CO)  
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

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

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

1           **Section 1.           Property Rezoning Denied.** The City Council  
2 denies the rezoning of the Subject Property from Commercial Office  
3 (CO) District to Commercial Community/General-1 (CCG-1) District.  
4 Pursuant to section 656.125(c), *Ordinance Code*, uses permitted under  
5 a proposed rezoning must be consistent or compatible with the existing  
6 and proposed land uses and zoning of adjacent and nearby properties  
7 or the general area or will not deviate from an established or  
8 developing logical and orderly development pattern. The Planning  
9 Department report indicates that the rezoning request is being sought  
10 to allow for a proposed Group Home / Assisted Living Facility, which  
11 otherwise would not be permitted with the current zoning on the  
12 Subject Property. As noted in the staff report, the adjacent property  
13 to the east is zoned CCG-2 and properties north of the Subject  
14 Property are zoned IBP and IL. Additionally, the staff report  
15 indicates that the Subject Property is located within the 300-foot  
16 Height and Hazard Zone for Herlong Recreational Airport and adjacent  
17 to service garages. And as shown in the aerial view included in the  
18 staff report, a large water body is located to the west and south of  
19 the Subject Property. This all indicates that except for a large  
20 water body, the Subject Property is surrounded by intensive commercial  
21 and industrial uses and located in close proximity of the Herlong  
22 Recreational Airport. Rezoning the Subject Property, which is less  
23 than an acre in size, for a Group Home / Assisted Living Facility is  
24 not consistent or compatible with the existing intensive commercial  
25 and industrial land uses and zoning of adjacent and nearby properties  
26 or the general area and deviates from the established or developing  
27 logical and orderly commercial and industrial development pattern.

28           **Section 2.           Owner and Description.** The Subject Property is  
29 owned by Blue Nile, LLC, and is legally described in **Exhibit 1**,  
30 attached hereto. The applicant is Solomon Siyoum, 5859 Lenox Avenue,  
31 Jacksonville, Florida 32254; (770) 712-5792.

**Section 3. 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: Connor Corrigan

GC-#1717737-v1-2025-516-E.docx