

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-629**

5 AN ORDINANCE REZONING APPROXIMATELY 0.1± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 10 AT 0  
7 WAKEFIELD AVENUE, BETWEEN 63<sup>RD</sup> STREET EAST AND  
8 BLOXHAM AVENUE (R.E. NO(S). 033897-0110), AS  
9 DESCRIBED HEREIN, OWNED BY HAJRUDIN MESIC, AS THE  
10 TRUSTEE OF THE HAJRUDIN MESIC REVOCABLE TRUST,  
11 FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)  
12 DISTRICT TO COMMERCIAL, RESIDENTIAL AND OFFICE  
13 (CRO) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
14 THE ZONING CODE; PROVIDING A DISCLAIMER THAT THE  
15 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
16 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
17 PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS,** Hajrudin Mesic, as the Trustee of the Hajrudin Mesic  
20 Revocable Trust, the owner of approximately 0.1± of an acre located  
21 in Council District 10 at 0 Wakefield Avenue, between 63<sup>rd</sup> Street East  
22 and Bloxham Avenue (R.E. NO(S). 033897-0110), as more particularly  
23 described in **Exhibit 1**, dated May 29, 2025, and graphically depicted  
24 in **Exhibit 2**, both of which are attached hereto (the "Subject  
25 Property"), has applied for a rezoning and reclassification of the  
26 Subject Property from Commercial Community/General-1 (CCG-1) District  
27 to Commercial, Residential and Office (CRO) District; and

28 **WHEREAS,** the Planning and Development Department has  
29 considered the application and has rendered an advisory  
30 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  
7 and all other evidence entered into the record and testimony taken  
8 at the 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 Community/General-1  
16 (CCG-1) District to Commercial, Residential and Office (CRO)  
17 District, as defined and classified under the Zoning Code, City of  
18 Jacksonville, Florida.

19 **Section 2. Owner and Description.** The Subject Property is  
20 owned by Hajrudin Mesic, as the Trustee of the Hajrudin Mesic  
21 Revocable Trust, and is legally described in **Exhibit 1**, attached  
22 hereto. The applicant is Hajrudin Mesic, 9046 Kentish Court,  
23 Jacksonville, Florida 32257; (904) 449-5113.

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/ Dylan Reingold

13 Office of General Counsel

14 Legislation Prepared by: Kaysie Cox

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