

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-630**

AN ORDINANCE REZONING APPROXIMATELY 2.01± ACRES  
LOCATED IN COUNCIL DISTRICT 9 AT 0 COMMONWEALTH  
AVENUE, BETWEEN SUPERIOR STREET AND MCDUFF AVENUE  
NORTH (R.E. NO. 056763-0000), AS DESCRIBED  
HEREIN, OWNED BY CHARLES POWELL, FROM RESIDENTIAL  
LOW DENSITY-60 (RLD-60) DISTRICT TO RESIDENTIAL  
MEDIUM DENSITY-B (RMD-B) DISTRICT, AS DEFINED AND  
CLASSIFIED UNDER THE ZONING CODE; 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,** Charles Powell, the owner of approximately 2.01± acres  
located in Council District 9 at 0 Commonwealth Avenue, between  
Superior Street and McDuff Avenue North (R.E. No. 056763-0000), as  
more particularly described in **Exhibit 1**, dated June 16, 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 Residential Low  
Density-60 (RLD-60) District to Residential Medium Density-B (RMD-B)  
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

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

4       **WHEREAS,** taking into consideration the above recommendations  
5 and all other evidence entered into the record and testimony taken  
6 at the public hearings, the Council finds that such rezoning: (1) is  
7 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
8 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
9 not in conflict with any portion of the City's land use regulations;  
10 now therefore

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

12       **Section 1.       Property Rezoned.** The Subject Property is  
13 hereby rezoned and reclassified from Residential Low Density-60 (RLD-  
14 60) District to Residential Medium Density-B (RMD-B) District, as  
15 defined and classified under the Zoning Code, City of Jacksonville,  
16 Florida.

17       **Section 2.       Owner and Description.** The Subject Property is  
18 owned by Charles Powell, and is legally described in **Exhibit 1**,  
19 attached hereto. The applicant is Charles Powell, 1127 Evening Stroll  
20 Lane, Jacksonville, Florida, 32221; (904) 770-1190.

21       **Section 3.       Disclaimer.** The rezoning granted herein shall  
22 not be construed as an exemption from any other applicable local,  
23 state, or federal laws, regulations, requirements, permits or  
24 approvals. All other applicable local, state or federal permits or  
25 approvals shall be obtained before commencement of the development  
26 or use and issuance of this rezoning is based upon acknowledgement,  
27 representation and confirmation made by the applicant(s), owners(s),  
28 developer(s) and/or any authorized agent(s) or designee(s) that the  
29 subject business, development and/or use will be operated in strict  
30 compliance with all laws. Issuance of this rezoning does not approve,  
31 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:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared by: Stephen Nagbe

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