

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-761**

5 AN ORDINANCE REZONING APPROXIMATELY 0.76± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 5 AT 4052  
7 UNIVERSITY BOULEVARD SOUTH, BETWEEN KENNERLY  
8 ROAD AND BARNHILL DRIVE (R.E. NO(S). 137122-  
9 0010), AS DESCRIBED HEREIN, OWNED BY EKS 04, LLC,  
10 FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)  
11 DISTRICT TO COMMERCIAL COMMUNITY/GENERAL-2 (CCG-  
12 2) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
13 ZONING CODE; PROVIDING A DISCLAIMER THAT THE  
14 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
15 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
16 PROVIDING AN EFFECTIVE DATE.  
17

18 **WHEREAS,** EKS 04, LLC, the owner of approximately 0.76± of an  
19 acre located in Council District 5 at 4052 University Boulevard South,  
20 between Kennerly Road and Barnhill Drive (R.E. No(s). 137122-0010),  
21 as more particularly described in **Exhibit 1**, dated August 19, 2025,  
22 and graphically depicted in **Exhibit 2**, both of which are attached  
23 hereto (the "Subject Property"), have applied for a rezoning and  
24 reclassification of the Subject Property from Commercial  
25 Community/General-1 (CCG-1) District to Commercial Community/General-  
26 2 (CCG-2) District; and

27 **WHEREAS,** the Planning and Development Department has  
28 considered the application and has rendered an advisory  
29 recommendation; and

30 **WHEREAS,** the Planning Commission, acting as the local planning  
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

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

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

13       **Section 1. Property Rezoned.** The Subject Property is  
14 hereby rezoned and reclassified from Commercial Community/General-1  
15 (CCG-1) District to Commercial Community/General-2 (CCG-2) District,  
16 as defined and classified under the Zoning Code, City of Jacksonville,  
17 Florida.

18       **Section 2. Owner and Description.** The Subject Property is  
19 owned by EKS 04, LLC, and is legally described in **Exhibit 1**, attached  
20 hereto. The applicant is Chris Hagan, 208 North Laura Street, Suite  
21 710, Jacksonville, Florida 32202; (904) 425-8765.

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

1 promote or condone any practice or act that is prohibited or  
2 restricted by any federal, state or local laws.

3       **Section 4.       Effective Date.** The enactment of this Ordinance  
4 shall be deemed to constitute a quasi-judicial action of the City  
5 Council and shall become effective upon signature by the Council  
6 President and Council Secretary.

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8 Form Approved:

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10             /s/ Dylan Reingold      

11 Office of General Counsel

12 Legislation Prepared By: Stephen Nagbe

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