

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-621

AN ORDINANCE REZONING APPROXIMATELY 1.00± ACRE
LOCATED IN COUNCIL DISTRICT 9 AT 1923 LANE AVENUE
SOUTH, BETWEEN HYDE GROVE AVENUE AND SAN JUAN
AVENUE (A PORTION OF R.E. NO. 011853-0000), AS
DESCRIBED HEREIN, OWNED BY LANE AVENUE
INVESTMENT, LLC, FROM COMMERCIAL NEIGHBORHOOD
(CN) DISTRICT TO COMMERCIAL COMMUNITY/GENERAL-1
(CCG-1) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
THE ZONING CODE, PURSUANT TO APPLICATION NUMBER
Z-7280; 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, Lane Avenue Investment, LLC, the owner of approximately
1.00± acre located in Council District 9 at 1923 Lane Avenue South,
between Hyde Grove Avenue and San Juan Avenue (a portion of R.E. No.
011853-0000), as more particularly described in **Exhibit 1**, dated June
2, 2026, 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 Commercial
Neighborhood (CN) 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

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 and
6 all other evidence entered into the record and testimony taken at the
7 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 Neighborhood (CN)
15 District to Commercial Community/General-1 (CCG-1) District, as
16 defined and classified under the Zoning Code, City of Jacksonville,
17 Florida, pursuant to Application Number Z-7280.

18 **Section 2. Owner and Description.** The Subject Property is
19 owned by Lane Avenue Investment, LLC, and is described in **Exhibit 1**,
20 attached hereto. The applicant is Stephen Wood, 102 Whitecaps Circle,
21 Maitland, Florida 32751; (407) 694-5205; swood@woodengllc.com.

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.

7
8 Form Approved:

9
10 /s/ Terrence Harvey

11 Office of General Counsel

12 Legislation Prepared By: Kaysie Cox

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