

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-630-W**

5 AN ORDINANCE REZONING APPROXIMATELY 2.01± ACRES
6 LOCATED IN COUNCIL DISTRICT 9 AT 0 COMMONWEALTH
7 AVENUE, BETWEEN SUPERIOR STREET AND MCDUFF AVENUE
8 NORTH (R.E. NO. 056763-0000), AS DESCRIBED
9 HEREIN, OWNED BY CHARLES POWELL, FROM RESIDENTIAL
10 LOW DENSITY-60 (RLD-60) DISTRICT TO RESIDENTIAL
11 MEDIUM DENSITY-B (RMD-B) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
13 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
14 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
15 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
16

17 **WHEREAS,** Charles Powell, the owner of approximately 2.01± acres
18 located in Council District 9 at 0 Commonwealth Avenue, between
19 Superior Street and McDuff Avenue North (R.E. No. 056763-0000), as
20 more particularly described in **Exhibit 1**, dated June 16, 2025, and
21 graphically depicted in **Exhibit 2**, both of which are attached hereto
22 (the "Subject Property"), has applied for a rezoning and
23 reclassification of the Subject Property from Residential Low
24 Density-60 (RLD-60) District to Residential Medium Density-B (RMD-B)
25 District; and

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

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

1 restricted by any federal, state or local laws.

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

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7 Form Approved:

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9 /s/ Dylan Reingold

10 Office of General Counsel

11 Legislation Prepared by: Stephen Nagbe

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