

1 Introduced by the Land Use and Zoning Committee and amended on the
2 Floor of Council:

3
4
5 **ORDINANCE 2026-304-E**

6 AN ORDINANCE DENYING A REQUEST FOR REZONING
7 APPROXIMATELY 0.37± OF AN ACRE LOCATED IN COUNCIL
8 DISTRICT 10 AT 5450 CLEVELAND ROAD, BETWEEN 45TH
9 STREET WEST AND CLEVELAND TERRACE (R.E. NO(S).
10 030065-0000), AS DESCRIBED HEREIN, OWNED BY
11 MYKNOLL, LLC, FROM COMMERCIAL COMMUNITY/GENERAL-
12 1 (CCG-1) DISTRICT TO COMMERCIAL
13 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT, AS DEFINED
14 AND CLASSIFIED UNDER THE ZONING CODE, PURSUANT
15 TO APPLICATION NUMBER Z-6961; PROVIDING AN
16 EFFECTIVE DATE.
17

18 **WHEREAS**, Myknoll, LLC, the owner of approximately 0.37± of an
19 acre located in Council District 10 at 5450 Cleveland Road, between
20 45th Street West and Cleveland Terrace (R.E. No(s). 030065-0000), as
21 more particularly described in **Exhibit 1**, dated February 25, 2026,
22 and graphically depicted in **Exhibit 2**, both of which are attached
23 hereto (the "Subject Property"), has 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, pursuant to application number Z-6961; 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; now therefore

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

6 **Section 1. Property Rezoning Denied.** The City Council
7 denies the rezoning of the Subject Property from Commercial
8 Community/General-1 (CCG-1) District to Commercial Community/General-
9 2 (CCG-2) District. Pursuant to Section 656.125(c), *Ordinance Code*,
10 uses permitted under a proposed rezoning must be consistent or
11 compatible with the existing and proposed land uses and zoning of
12 adjacent and nearby properties or the general area or will not deviate
13 from an established or developing logical and orderly development
14 pattern. The Planning and Development Department Staff Report
15 indicates the rezoning request is being sought to allow for a proposed
16 service contractor with fleet dispatch and outdoor storage and
17 activity, which otherwise would not be permitted with the current
18 zoning on the Subject Property. As noted in the Staff Report, the
19 proposed rezoning conflicts with the City's adopted land use
20 regulations, specifically the 2045 Comprehensive Plan (the "Plan").
21 The rezoning is not consistent with the applicable goals, objectives,
22 and policies of the Plan and is not compatible with the surrounding
23 residential development pattern. Additionally, the Staff Report
24 indicates the Subject Property is surrounded by uses that include low
25 intense neighborhood commercial retails, schools, and single-family
26 residences. Given the existing pattern of development and uses within
27 the immediate area it was found that the rezoning would not be
28 consistent or compatible with surrounding uses. Rezoning the Subject
29 Property, which is less than an acre in size, for service contractor
30 use with fleet dispatch and outdoor storage and activity is not
31 consistent or compatible with the existing neighborhood commercial

1 retail, schools and low density residential land uses and zoning of
2 adjacent and nearby properties or the general area and deviates from
3 the established or developing logical and orderly development
4 pattern.

5 **Section 2. Owner and Description.** The Subject Property is
6 owned by Myknoll, LLC, and is legally described in **Exhibit 1**, attached
7 hereto. The applicant is Bronte Ziegler, 2619 Ignition Drive,
8 Jacksonville, Florida 32218; (904) 907-9112;
9 bronte.ziegler@myknoll.com.

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

14
15 Form Approved:

16
17 /s/ Mary E. Staffopoulos

18 Office of General Counsel

19 Legislation Prepared By: Kaysie Cox

20 GC-#1761549-v1-2026-304-E.docx