

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-620**

5 AN ORDINANCE REZONING APPROXIMATELY 0.47± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 331 ASHLEY
7 STREET WEST, BETWEEN JULIA STREET NORTH AND PEARL
8 STREET NORTH (R.E. NO. 073938-0050), AS DESCRIBED
9 HEREIN, OWNED BY NORTH CORE 904 LLC, FROM PLANNED
10 UNIT DEVELOPMENT (PUD) DISTRICT (1996-393-455-E)
11 TO COMMERCIAL CENTRAL BUSINESS DISTRICT (CCBD),
12 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
13 PURSUANT TO APPLICATION Z-7272; PROVIDING A
14 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
15 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, North Core 904 LLC, the owner of approximately 0.47±
19 acres located in Council District 7 at 331 Ashley Street West, between
20 Julia Street North and Pearl Street North (R.E. No. 073938-0050), as
21 more particularly described in **Exhibit 1**, dated May 29, 2026, and
22 graphically depicted in **Exhibit 2**, both of which are attached hereto
23 (the "Subject Property"), has applied for a rezoning and
24 reclassification of the Subject Property from Planned Unit
25 Development (PUD) District (1996-393-455-E) to Commercial Central
26 Business District (CCBD), pursuant to Application Number Z-7272; and

27 **WHEREAS**, the Downtown Investment Authority staff have considered
28 the application and have rendered an advisory recommendation; and

29 **WHEREAS**, the Downtown Development Review Board, acting as the
30 local planning agency, has reviewed the application and made an
31 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 and
5 all other evidence entered into the record and testimony taken at the
6 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 Planned Unit Development (PUD)
14 District (1996-393-455-E) to Commercial Central Business District
15 (CCBD), as defined and classified under the Zoning Code, City of
16 Jacksonville, Florida, pursuant to application number Z-7272.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by North Core 904 LLC, and is legally described in **Exhibit 1**,
19 attached hereto. The applicant is Cyndy Trimmer, Esq., One
20 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
21 807-0185; ckt@drivermcafee.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.

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8 Form Approved:

9
10 /s/ Terrence Harvey

11 Office of General Counsel

12 Legislation Prepared by: Erin Abney

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