

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-801-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.55± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 5 AT 5925 LUELLA
7 STREET, BETWEEN UNIVERSITY BOULEVARD AND HICKSON
8 TERRACE (R.E. NO. 135428-0000), AS DESCRIBED
9 HEREIN, OWNED BY GEORGE J. WARD AND ANNE L. WARD,
10 FROM COMMERCIAL OFFICE (CO) DISTRICT TO
11 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT,
12 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
13 PURSUANT TO FUTURE LAND USE MAP SERIES
14 SMALL-SCALE AMENDMENT APPLICATION NUMBER
15 L-5935-24C; PROVIDING A DISCLAIMER THAT THE
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
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20 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
21 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
22 portions of the Future Land Use Map series (FLUMs) in order to ensure
23 the accuracy and internal consistency of the plan, pursuant to
24 companion application L-5935-24C; and

25 **WHEREAS,** in order to ensure consistency of zoning district
26 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
27 Amendment L-5935-24C, an application to rezone and reclassify from
28 Commercial Office (CO) District to Commercial Community/General-1
29 (CCG-1) District was filed by Curtis L. Hart on behalf of the owner,
30 Geroge E. Ward and Anne L. Ward, of approximately 30.74± acres of
31 certain real property in Council District 5, as more particularly

described in Section 1; and

WHEREAS, the Planning and Development Department, in order to ensure consistency of this zoning district with the *2045 Comprehensive Plan*, has considered the rezoning and has rendered an advisory opinion; and

WHEREAS, the Planning Commission, acting as the local planning agency, has reviewed the application and made an advisory recommendation to the Council; and

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

WHEREAS, the City Council, after due notice, held a public hearing, and taking into consideration the above recommendations as well as all oral and written comments received during the public hearings, the Council finds that such rezoning is consistent with the *2045 Comprehensive Plan* adopted under the comprehensive planning ordinance for future development of the City of Jacksonville; now therefore

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

Section 1. Subject Property Location and Description. The approximately 30.74± acres of certain real property located in Council District 5 at 5925 Luella Street, between University Boulevard and Hickson Terrace (R.E. No(s). 135428-0000) as more particularly described in **Exhibit 1**, dated September 15, 2025, and graphically depicted in **Exhibit 2**, both attached hereto and incorporated herein by this reference (the "Subject Property").

Section 2. Owner and Applicant Description. The Subject Property is owned by George J. Ward and Anne L. Ward. The applicant is Curtis L. Hart, 8051 Tara Lane, Jacksonville, Florida, 32216; (904) 993-5008.

Section 3. Property Rezoned. The Subject Property,

1 pursuant to adopted companion Small-Scale Amendment Application
2 L-5935-24C, is hereby rezoned and reclassified from Commercial Office
3 (CO) District to Commercial Community/General-1 (CCG-1) District.

4 **Section 4. Contingency.** This rezoning shall not become
5 effective until thirty-one (31) days after adoption of the companion
6 Small-Scale Amendment; and further provided that if the companion
7 Small-Scale Amendment is challenged by the state land planning agency,
8 this rezoning shall not become effective until the state land planning
9 agency or the Administration Commission issues a final order
10 determining the companion Small-Scale Amendment is in compliance with
11 Chapter 163, *Florida Statutes*.

12 **Section 5. Disclaimer.** The rezoning granted herein shall
13 not be construed as an exemption from any other applicable local,
14 state, or federal laws, regulations, requirements, permits or
15 approvals. All other applicable local, state or federal permits or
16 approvals shall be obtained before commencement of the development
17 or use and issuance of this rezoning is based upon acknowledgement,
18 representation and confirmation made by the applicant(s), owners(s),
19 developer(s) and/or any authorized agent(s) or designee(s) that the
20 subject business, development and/or use will be operated in strict
21 compliance with all laws. Issuance of this rezoning does not approve,
22 promote or condone any practice or act that is prohibited or
23 restricted by any federal, state or local laws.

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

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Connor Corrigan

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