

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-273-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.33± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 7 AT 0 AND 36
7 6TH STREET W., BETWEEN LAURA STREET N. AND MAIN
8 STREET N. (R.E. NO(S). 071238-0010 AND 071238-
9 0020), AS DESCRIBED HEREIN, OWNED BY HARMONY
10 FAMILY GROUP, LLC, FROM COMMERCIAL
11 COMMUNITY/GENERAL-SPRINGFIELD (CCG-S) DISTRICT
12 TO COMMERCIAL, RESIDENTIAL AND OFFICE-
13 SPRINGFIELD (CRO-S) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
16 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS,** Harmony Family Group, LLC, the owner of approximately
20 0.33± of an acre located in Council District 7 at 0 and 36 6th Street
21 W., between Laura Street N. and Main Street N. (R.E. NO(S). 071238-
22 0010 and 071238-0020), as more particularly described in **Exhibit 1**,
23 dated March 6, 2025, and graphically depicted in **Exhibit 2**, both of
24 which are attached hereto (the "Subject Property"), has applied for
25 a rezoning and reclassification of the Subject Property from
26 Commercial Community/General-Springfield (CCG-S) District to
27 Commercial, Residential and Office-Springfield (CRO-S) District; and

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

31 **WHEREAS,** the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

6 **WHEREAS,** taking into consideration the above recommendations
7 and all other evidence entered into the record and testimony taken
8 at the public hearings, the Council finds that such rezoning: (1) is
9 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
10 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
11 not in conflict with any portion of the City's land use regulations;
12 now, therefore

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

14 **Section 1. Property Rezoned.** The Subject Property is
15 hereby rezoned and reclassified from Commercial Community/General-
16 Springfield (CCG-S) District to Commercial, Residential and Office-
17 Springfield (CRO-S) District, as defined and classified under the
18 Zoning Code, City of Jacksonville, Florida.

19 **Section 2. Owner and Description.** The Subject Property is
20 owned by Harmony Family Group, LLC, and is legally described in
21 **Exhibit 1**, attached hereto. The applicant is Lara Hipps, 1650 Margaret
22 Street, #323, Jacksonville, Florida 32204; (904) 781-2654.

23 **Section 3. Disclaimer.** The rezoning granted herein shall
24 **not** be construed as an exemption from any other applicable local,
25 state, or federal laws, regulations, requirements, permits or
26 approvals. All other applicable local, state or federal permits or
27 approvals shall be obtained before commencement of the development
28 or use and issuance of this rezoning is based upon acknowledgement,
29 representation and confirmation made by the applicant(s), owners(s),
30 developer(s) and/or any authorized agent(s) or designee(s) that the
31 subject business, development and/or use will be operated in strict

1 compliance with all laws. Issuance of this rezoning does **not** approve,
2 promote or condone any practice or act that is prohibited or
3 restricted by any federal, state or local laws.

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

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9 Form Approved:

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11 /s/ Dylan Reingold

12 Office of General Counsel

13 Legislation Prepared by: Erin Abney

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