

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-209**

5 AN ORDINANCE REZONING APPROXIMATELY 1.01± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 0, 3301 AND
7 3323 ALMEDA STREET, BETWEEN 23RD STREET WEST AND
8 26TH STREET WEST (R.E. NO(S). 084307-0040,
9 084307-0050, 084307-0060, 084307-0070), AS
10 DESCRIBED HEREIN, OWNED BY TSG CONSTRUCTION, LLC,
11 FROM RESIDENTIAL LOW DENSITY-60 (RLD-60)
12 DISTRICT TO RESIDENTIAL LOW DENSITY-50 (RLD-50)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, PURSUANT TO APPLICATION NUMBER Z-
15 6886; PROVIDING A DISCLAIMER THAT THE REZONING
16 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
17 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, TSG Construction, LLC, the owner of approximately
21 1.92± acres located in Council District 10 at 0, 3301 and 3323 Almeda
22 Street, Between 23rd Street West and 26th Street West (R.E. No(s).
23 084307-0040, 084307-0050, 084307-0060, 084307-0070), as more
24 particularly described in **Exhibit 1**, dated February 3, 2026, and
25 graphically depicted in **Exhibit 2**, both of which are attached hereto
26 (the "Subject Property"), have applied for a rezoning and
27 reclassification of the Subject Property from Residential Low
28 Density-60 (RLD-60) District to Residential Low Density-50 (RLD-50)
29 District; and

30 **WHEREAS**, the Planning and Development Department has
31 considered the application and has rendered an advisory

1 recommendation; and

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

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

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

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Residential Low-Density (RLD-
18 60) District to Residential Low Density-50 (RLD-50) District, as
19 defined and classified under the Zoning Code, City of Jacksonville,
20 Florida, pursuant to Application Number Z-6886.

21 **Section 2. Owner and Description.** The Subject Property is
22 owned by Eigger Enterprise, LLC, and is legally described in **Exhibit**
23 **1,** attached hereto. The applicant is Zhanylle Grant, 1871 University
24 Boulevard South, Jacksonville, Florida, 32216; (904) 535-8886;
25 frontoffice@tsgconstructioninc.com.

26 **Section 3. Disclaimer.** The rezoning granted herein shall
27 **not** be construed as an exemption from any other applicable local,
28 state, or federal laws, regulations, requirements, permits or
29 approvals. All other applicable local, state or federal permits or
30 approvals shall be obtained before commencement of the development
31 or use and issuance of this rezoning is based upon acknowledgement,

1 representation and confirmation made by the applicant(s), owners(s),
2 developer(s) and/or any authorized agent(s) or designee(s) that the
3 subject business, development and/or use will be operated in strict
4 compliance with all laws. Issuance of this rezoning does **not** approve,
5 promote or condone any practice or act that is prohibited or
6 restricted by any federal, state or local laws.

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

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12 Form Approved:

13
14 /s/ Dylan Reingold

15 Office of General Counsel

16 Legislation Prepared By: Kaysie Cox

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