

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2026-304**

5 AN ORDINANCE REZONING APPROXIMATELY 0.37± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 10 AT 5450
7 CLEVELAND ROAD, BETWEEN 45TH STREET WEST AND
8 CLEVELAND TERRACE (R.E. NO(S). 030065-0000), AS
9 DESCRIBED HEREIN, OWNED BY MYKNOLL, LLC, FROM
10 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT
11 TO COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, PURSUANT TO APPLICATION NUMBER Z-
14 6961; PROVIDING A DISCLAIMER THAT THE REZONING
15 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
16 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
17 PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS,** Myknoll, LLC, the owner of approximately 0.37± of an
20 acre located in Council District 10 at 5450 Cleveland Road, between
21 45th Street West and Cleveland Terrace (R.E. No(s). 030065-0000), as
22 more particularly described in **Exhibit 1**, dated February 25, 2026,
23 and graphically depicted in **Exhibit 2**, both of which are attached
24 hereto (the "Subject Property"), has applied for a rezoning and
25 reclassification of the Subject Property from Commercial
26 Community/General-1 (CCG-1) District to Commercial Community/General-
27 2 (CCG-2) District, pursuant to application number Z-6961; 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-1
16 (CCG-1) District to Commercial Community/General-2 (CCG-2) District,
17 as defined and classified under the Zoning Code, City of Jacksonville,
18 Florida.

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

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

1 subject business, development and/or use will be operated in strict
2 compliance with all laws. Issuance of this rezoning does **not** approve,
3 promote or condone any practice or act that is prohibited or
4 restricted by any federal, state or local laws.

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

9
10 Form Approved:

11
12 /s/ Terrence Harvey

13 Office of General Counsel

14 Legislation Prepared By: Kaysie Cox

15 GC-#1747751-v1-2026-304 (Z-6961) .docx