

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-756

AN ORDINANCE REZONING APPROXIMATELY 6.35± ACRES
LOCATED IN COUNCIL DISTRICT 7 AT 555 STOCKTON
STREET, 0 AND 563 OSCEOLA STREET, 0 AND 544
CLAUDE STREET AND A RECENTLY CLOSED AND ABANDONED
PORTION OF OSCEOLA STREET, BETWEEN CLAUDE STREET,
IRENE STREET, STOCKTON STREET AND EDISON AVENUE
(R.E. NO(S). 065139 0010, 065139 0000, 091638
0000, 091640 0000, 089629 0000, 089589 0000), AS
DESCRIBED HEREIN, OWNED BY GATEWAY COMMUNITY
SERVICES, INC. AND OSCEOLA STREET PROPERTIES,
LLC, FROM COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)
DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE, TO PERMIT DRUG AND ALCOHOL
REHABILITATION SERVICES, COMMERCIAL USES AND
MULTI-FAMILY DWELLINGS, AS DESCRIBED IN THE
GATEWAY COMMUNITY SERVICES PUD; PROVIDING A
DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Gateway Community Services, Inc. and Osceola Street
Properties, LLC, the owners of approximately 6.35± acres located in
Council District 7 at 555 Stockton Street, 0 and 563 Osceola Street,
0 and 544 Claude Street and a recently closed and abandoned portion
of Osceola Street, between Claude Street, Irene Street, Stockton
Street and Edison Avenue (R.E. No(s). 065139 0010, 065139 0000, 091638

0000, 091640 0000, 089629 0000, 089589 0000), as more particularly described in **Exhibit 1**, dated August 7, 2025, and graphically depicted in **Exhibit 2**, both of which are attached hereto (the "Subject Property"), have applied for a rezoning and reclassification of the Subject Property from Commercial Community/General-2 (CCG-2) District to Planned Unit Development (PUD) District, as described in Section 1 below; 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 Committee, after due notice and public hearing, has made its recommendation to the Council; and

WHEREAS, the Council finds that such rezoning is: (1) consistent with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives and policies of the *2045 Comprehensive Plan*; and (3) is not in conflict with any portion of the City's land use regulations; and

WHEREAS, the Council finds the proposed rezoning does not adversely affect the orderly development of the City as embodied in the Zoning Code; will not adversely affect the health and safety of residents in the area; will not be detrimental to the natural environment or to the use or development of the adjacent properties in the general neighborhood; and will accomplish the objectives and meet the standards of Section 656.340 (Planned Unit Development) of the Zoning Code; now therefore

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

Section 1. Property Rezoned. The Subject Property is hereby rezoned and reclassified from Commercial Community/General-2 (CCG-2) District to Planned Unit Development (PUD) District. This new PUD district shall generally permit drug and alcohol rehabilitation services, commercial uses and multi-family dwellings, and is

described, shown and subject to the following documents, attached hereto:

Exhibit 1 - Legal Description dated August 7, 2025.

Exhibit 2 - Subject Property per P&DD.

Exhibit 3 - Written Description dated August 1, 2025.

Exhibit 4 - Site Plan dated July 21, 2025.

Section 2. Owner and Description. The Subject Property is owned by Gateway Community Services, Inc. and Osceola Street Properties, LLC, and is legally described in **Exhibit 1**, attached hereto. The applicant is Hayden Phillips, Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida, 32207; (904) 346-5535.

Section 3. Disclaimer. The rezoning granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this rezoning is based upon acknowledgement, representation and confirmation made by the applicant(s), owners(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this rezoning does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

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

1 Form Approved:

2

3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Kaysie Cox

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