

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-492-E**

AN ORDINANCE REZONING APPROXIMATELY 0.37± OF AN  
ACRE LOCATED IN COUNCIL DISTRICT 7 AT 2939  
MANITOU AVENUE, BETWEEN ORTEGA BOULEVARD AND  
BALTIMORE CIRCLE (R.E. NO(S). 101602-0000), OWNED  
BY MANITOU, LLC, AS DESCRIBED HEREIN, FROM  
PLANNED UNIT DEVELOPMENT (PUD) (2024-537-E)  
DISTRICT TO COMMERCIAL NEIGHBORHOOD (CN)  
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
ZONING CODE, PURSUANT TO FUTURE LAND USE MAP  
SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER  
L-6054-25C; 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,** the City of Jacksonville adopted a Small-Scale  
Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
portions of the Future Land Use Map series (FLUMs) in order to ensure  
the accuracy and internal consistency of the plan, pursuant to  
companion application L-6054-25C; and

**WHEREAS,** in order to ensure consistency of zoning district  
with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
Amendment L-6054-25C, an application to rezone and reclassify from  
Planned Unit Development (PUD) (2024-537-E) District to Commercial  
Neighborhood (CN) District was filed by Ann McCarthy on behalf of the  
owner of approximately 0.37± of an acre of certain real property in  
Council District 7, as more particularly described in Section 1; and

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

5       **WHEREAS,** the Planning Commission has considered the  
6 application and has rendered an advisory opinion; and

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

10       **WHEREAS,** the City Council, after due notice, held a public  
11 hearing, and taking into consideration the above recommendations as  
12 well as all oral and written comments received during the public  
13 hearings, the Council finds that such rezoning is consistent with the  
14 *2045 Comprehensive Plan* adopted under the comprehensive planning  
15 ordinance for future development of the City of Jacksonville; now  
16 therefore

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

18       **Section 1. Subject Property Location and Description.** The  
19 approximately 0.37± of an acre is located in Council District 7 at  
20 2939 Manitou Avenue, between Ortega Boulevard and Baltic Circle (R.E.  
21 No(s). 101602-0000), as more particularly described in **Exhibit 1**,  
22 dated June 12, 2025, and graphically depicted in **Exhibit 2**, both of  
23 which are attached hereto and incorporated herein by this reference  
24 (the "Subject Property").

25       **Section 2. Owner and Applicant Description.** The Subject  
26 Property is owned by Manitou, LLC. The applicant is Ann McCarthy,  
27 4815 Apache Avenue, Jacksonville, Florida, 32210; (904) 673-4040.

28       **Section 3. Property Rezoned.** The Subject Property,  
29 pursuant to adopted companion Small-Scale Amendment Application  
30 L-6054-25C, is hereby rezoned and reclassified from Planned Unit  
31 Development (PUD) (2024-537-E) District to Commercial Neighborhood

1 (CN) District.

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

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

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

1 Form Approved:

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3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Kaysie Cox

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