

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-526**

5 AN ORDINANCE REZONING APPROXIMATELY 0.37± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 5 AT 4427
7 EMERSON STREET, BETWEEN EMERSON STREET AND BILLS
8 ROAD (A PORTION OF R.E. NO. 135938-0000), AS
9 DESCRIBED HEREIN, OWNED BY 4427 EMERSON, LLC,
10 FROM COMMERCIAL RESIDENTIAL AND OFFICE (CRO)
11 DISTRICT TO COMMERCIAL COMMUNITY/GENERAL-1 (CCG-
12 1) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, PURSUANT TO FUTURE LAND USE MAP
14 SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER
15 L-6117-26C; PROVIDING A DISCLAIMER THAT THE
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
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20 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
21 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
22 portions of the Future Land Use Map series (FLUMs) in order to ensure
23 the accuracy and internal consistency of the plan, pursuant to
24 companion application L-6117-26C; and

25 **WHEREAS**, in order to ensure consistency of zoning district
26 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
27 Amendment L-6117-26C, an application to rezone and reclassify from
28 Commercial Residential and Office (CRO) District to Commercial
29 Community/General-1 (CCG-1) District was filed by Addison Grafton on
30 behalf of the owner, 4427 Emerson, LLC, of approximately 0.37± of an
31 acre of certain real property in Council District 5, as more

1 particularly described in Section 1; and

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

6 **WHEREAS**, the Planning Commission, acting as the local planning
7 agency, has reviewed the application and made an advisory
8 recommendation to the Council; and

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

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

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

20 **Section 1. Subject Property Location and Description.** The
21 approximately 0.37± of an acre of certain real property located in
22 Council District 5 at 4427 Emerson Street, between Emerson Street and
23 Bills Road (a portion of R.E. No(s). 135938-0000) as more particularly
24 described in **Exhibit 1**, dated May 15, 2026, and graphically depicted
25 in **Exhibit 2**, both attached hereto and incorporated herein by this
26 reference (the "Subject Property").

27 **Section 2. Owner and Applicant Description.** The Subject
28 Property is owned by 4427 Emerson, LLC. The applicant is Addison
29 Grafton; 6821 Southpoint Drive North, Jacksonville, Florida, 32256;
30 (904) 838-6804; daddison@acrei.com.

31 **Section 3. Property Rezoned.** The Subject Property,

1 pursuant to adopted companion Small-Scale Amendment Application
2 L-6117-26C, is hereby rezoned and reclassified from Commercial
3 Residential and Office (CRO) District to Commercial
4 Community/General-1 (CCG-1) District.

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

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

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

1 Form Approved:

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3 /s/ Terrence Harvey

4 Office of General Counsel

5 Legislation Prepared By: Regnissha Martin

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