

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-177**

5 AN ORDINANCE REZONING APPROXIMATELY 5.90± ACRES
6 LOCATED IN COUNCIL DISTRICT 8 AT 12605 AND 12607
7 GILLESPIE AVENUE AND 12536 CAMDEN ROAD, BETWEEN
8 NEW BERLIN ROAD AND INTERSTATE 295 (R.E. NO(S).
9 106978-0000, 106978-0050 AND 106978-0200), AS
10 DESCRIBED HEREIN, OWNED BY JACKSONVILLE HOMES,
11 LLC, FROM RESIDENTIAL LOW DENSITY-60 (RLD-60)
12 DISTRICT TO RESIDENTIAL LOW DENSITY-40 (RLD-40)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
15 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
16 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
17 PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS,** Jacksonville Homes, LLC, the owner of approximately
20 5.90± acres located in Council District 8 at 12605 and 12607 Gillespie
21 Avenue and 12536 Camden Road, between New Berlin Road and Interstate
22 295 (R.E. No(s). 106978-0000, 106978-0050 and 106978-0200), as more
23 particularly described in **Exhibit 1**, dated January 29, 2025, and
24 graphically depicted in **Exhibit 2**, both of which are attached hereto
25 (the "Subject Property"), have applied for a rezoning and
26 reclassification of the Subject Property from Residential Low
27 Density-60 (RLD-60) District to Residential Low Density-40 (RLD-40)
28 District; and

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

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

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
17 60) District to Residential Low Density-40 (RLD-40) District, as
18 defined and classified under the Zoning Code, City of Jacksonville,
19 Florida.

20 **Section 2. Owner and Description.** The Subject Property is
21 owned by Jacksonville Homes, LLC, and is legally described in **Exhibit**
22 **1**, attached hereto. The applicant is Kristen Reed, 12740 Gran Bay
23 Parkway W., Suite 2350, Jacksonville, Florida 32258; (904) 539-9232.

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.

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10 Form Approved:

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12 /s/ Dylan Reingold

13 Office of General Counsel

14 Legislation Prepared by: Kaysie Cox

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