

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-626**

5 AN ORDINANCE REZONING APPROXIMATELY 2.05± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 SPRINGROVE
7 STREET, AT THE NORTHWEST CORNER OF SPRINGROVE
8 STREET AND 26TH STREET WEST (R.E. NO(S). 084371-
9 0000), AS DESCRIBED HEREIN, OWNED BY HABITAT FOR
10 HUMANITY OF JACKSONVILLE, INC., FROM RESIDENTIAL
11 LOW DENSITY-60 (RLD-60) DISTRICT TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT LIGHT
14 INDUSTRIAL USES AS DESCRIBED IN THE SPRINGROVE
15 PUD, PURSUANT TO FUTURE LAND USE MAP SERIES
16 (FLUMS) SMALL-SCALE AMENDMENT APPLICATION NUMBER
17 L-6053-25C; PROVIDING A DISCLAIMER THAT THE
18 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
19 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
23 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
24 portions of the Future Land Use Map series (FLUMs) in order to ensure
25 the accuracy and internal consistency of the plan, pursuant to the
26 companion land use application L-6053-25C; and

27 **WHEREAS,** in order to ensure consistency of zoning district
28 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
29 Amendment L-6053-25C, an application to rezone and reclassify from
30 Residential Low Density-60 (RLD-60) District to Planned Unit
31 Development (PUD) District was filed by Cyndy Trimmer, Esq., on behalf

1 of Habitat for Humanity of Jacksonville, Inc., owner of approximately
2 2.05± acres of certain real property in Council District 10, as more
3 particularly described in Section 1 below; and

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

8 **WHEREAS,** the Planning Commission has considered the
9 application and has rendered an advisory opinion; and

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

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

19 **WHEREAS,** based on the staff report of the Planning and
20 Development Department and other competent and substantial evidence
21 received at the public hearings, the Council finds that the proposed
22 PUD does not affect adversely the orderly development of the City as
23 embodied in the *Zoning Code*; will not affect adversely the health and
24 safety of residents in the area; will not be detrimental to the
25 natural environment or to the use or development of the adjacent
26 properties in the general neighborhood; and the proposed PUD will
27 accomplish the objectives and meet the standards of Section 656.340
28 (Planned Unit Development) of the *Zoning Code* of the City of
29 Jacksonville; now therefore

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

31 **Section 1. Subject Property Location and Description.** The

1 approximately 2.05± acres are located in Council District 10 at 0
2 Springrove Street, at the northwest corner of the intersection of
3 Springrove Street and 26th Street West (R.E. No(s). 084371-0000), as
4 more particularly described in **Exhibit 1**, dated June 6, 2025, and
5 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
6 and incorporated herein by this reference (the "Subject Property").

7 **Section 2. Owner and Applicant Description.** The Subject
8 Property is owned by Habitat for Humanity of Jacksonville, Inc. The
9 applicant is Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200,
10 Jacksonville, Florida, 32202; (904) 807-0185.

11 **Section 3. Property Rezoned.** The Subject Property,
12 pursuant to adopted companion Small-Scale Amendment L-6053-25C, is
13 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
14 60) to Planned Unit Development (PUD) District. This new PUD district
15 shall generally permit light industrial uses, and is described, shown
16 and subject to the following documents, attached hereto:

17 **Exhibit 1** - Legal Description dated June 6, 2025.

18 **Exhibit 2** - Subject Property Map (prepared by P&DD).

19 **Exhibit 3** - Written Description dated July 9, 2025.

20 **Exhibit 4** - Site Plan dated July 8, 2025.

21 **Section 4. Contingency.** This rezoning shall not become
22 effective until thirty-one (31) days after adoption of the companion
23 Small-Scale Amendment; and further provided that if the companion
24 Small-Scale Amendment is challenged by the state land planning agency,
25 this rezoning shall not become effective until the state land planning
26 agency or the Administration Commission issues a final order
27 determining the companion Small-Scale Amendment is in compliance with
28 Chapter 163, *Florida Statutes*.

29 **Section 5. Disclaimer.** The rezoning granted herein shall
30 not be construed as an exemption from any other applicable local,
31 state, or federal laws, regulations, requirements, permits or

1 approvals. All other applicable local, state or federal permits or
2 approvals shall be obtained before commencement of the development
3 or use, and issuance of this rezoning is based upon acknowledgement,
4 representation and confirmation made by the applicant(s), owner(s),
5 developer(s) and/or any authorized agent(s) or designee(s) that the
6 subject business, development and/or use will be operated in strict
7 compliance with all laws. Issuance of this rezoning does not approve,
8 promote or condone any practice or act that is prohibited or
9 restricted by any federal, state or local laws.

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

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15 Form Approved:

16
17 /s/ Dylan Reingold

18 Office of General Counsel

19 Legislation Prepared By: Erin Abney

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