

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-923**

5 AN ORDINANCE REZONING APPROXIMATELY 17.08± ACRES  
6 LOCATED IN COUNCIL DISTRICT 14 AT 5569 118<sup>TH</sup>  
7 STREET, BETWEEN SEABOARD AVENUE AND CATOMA STREET  
8 (R.E. NO(S). 103390-0000), AS DESCRIBED HEREIN,  
9 OWNED BY JACOB GARRETT EAGERTON, FROM RESIDENTIAL  
10 RURAL-ACRE (RR-ACRE) DISTRICT TO RESIDENTIAL LOW  
11 DENSITY-40 (RLD-40) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A  
13 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
14 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
15 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
16

17 **WHEREAS**, Jacob Garrett Eagerton, the owner of approximately  
18 17.08± acres located in Council District 14 at 5569 118<sup>th</sup> Street,  
19 between Seaboard Avenue and Catoma Street (R.E. No(s). 103390-0000),  
20 as more particularly described in **Exhibit 1**, dated September 24,  
21 2024, and graphically depicted in **Exhibit 2**, both of which are  
22 attached hereto (the "Subject Property"), has applied for a rezoning  
23 and reclassification of the Subject Property from Residential Rural-  
24 Acre (RR-Acre) District to Residential Low Density-40 (RLD-40)  
25 District; and

26 **WHEREAS**, the Planning and Development Department has  
27 considered the application and has rendered an advisory  
28 recommendation; and

29 **WHEREAS**, the Planning Commission, acting as the local planning  
30 agency, has reviewed the application and made an advisory  
31 recommendation to the Council; and

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

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

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

12           **Section 1.           Property Rezoned.**     The Subject Property is  
13 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
14 District to Residential Low Density-40 (RLD-40) District, as defined  
15 and classified under the Zoning Code, City of Jacksonville, Florida.

16           **Section 2.           Owner and Description.**   The Subject Property is  
17 owned by Jacob Garrett Eagerton, and is legally described in **Exhibit**  
18 **1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1  
19 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904)  
20 807-0185.

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

1 restricted by any federal, state or local laws.

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

6  
7 Form Approved:

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9                     /s/ Dylan Reingold          

10 Office of General Counsel

11 Legislation Prepared By: Erin Abney

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