

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-58-E

AN ORDINANCE REZONING APPROXIMATELY 3.15± ACRES
LOCATED IN COUNCIL DISTRICT 12 AT 8265 GARDEN
STREET, BETWEEN HELMSLEY BOULEVARD AND MESSER
ROAD (R.E. NO(S). 002839-0020), OWNED BY RANDALL
HAMEL AND MADELINE COMBS-HAMEL, AS DESCRIBED
HEREIN, FROM AGRICULTURE (AGR) DISTRICT TO
RESIDENTIAL LOW DENSITY-100A (RLD-100A)
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE, PURSUANT TO FUTURE LAND USE MAP
SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER
L-5991-24C; 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-5991-24C; and

WHEREAS, in order to ensure consistency of zoning district
with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
Amendment L-5991-24C, an application to rezone and reclassify from
Agriculture (AGR) District to Residential Low Density-100A (RLD-100A)
District was filed by Randall Hamel on behalf of the owners of
approximately 3.15± acres of certain real property in Council District
12, 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 3.15± acres are located in Council District 12 at 8265
20 Garden Street, between Helmsley Boulevard and Messer Road (R.E. No(s).
21 002839-0020), as more particularly described in **Exhibit 1**, dated
22 October 16, 2024, 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 Randall Hamel and Madeline Combs-Hamel. The
27 applicant is Randall Hamel, 13544 Macapa Road, Jacksonville, Florida,
28 32246; (904) 219-9469.

29 **Section 3. Property Rezoned.** The Subject Property,
30 pursuant to adopted companion Small-Scale Amendment Application
31 L-5991-24C, is hereby rezoned and reclassified from Agriculture (AGR)

District to Residential Low Density-100A (RLD-100A) District.

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

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

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

Form Approved:

 /s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Kaysie Cox

GC-#1666809-v1-2025-58_(Z-5918).docx