

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-213**

5 AN ORDINANCE REZONING APPROXIMATELY 17.21± ACRES
6 LOCATED IN COUNCIL DISTRICT 8 AT 11759, 11777 AND
7 11811 ARMSDALE ROAD, NORTH OF SMITH POINTE DRIVE
8 (R.E. NO(S). 044238-0000, 044238-0100 AND
9 044238-0200), AS DESCRIBED HEREIN, OWNED BY
10 LEONARD LIDDELL, CASSANDRA MEYER, TIMOTHY
11 LIDDELL AND BRIAN LIDDELL, FROM RESIDENTIAL
12 RURAL-ACRE (RR-ACRE) DISTRICT TO RESIDENTIAL LOW
13 DENSITY-40 (RLD-40) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
16 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS,** Leonard Liddell, Cassandra Meyer, Timothy Liddell and
20 Brian Liddell, the owners of approximately 17.21± acres located in
21 Council District 8 at 11759, 11777 and 11811 Armsdale Road, north of
22 Smith Pointe Drive (R.E. No(s). 044238-0000, 044238-0100 and 044238-
23 0200), as more particularly described in **Exhibit 1**, dated March 5,
24 2025, and graphically depicted in **Exhibit 2**, both of which are
25 attached hereto (the "Subject Property"), have applied for a rezoning
26 and reclassification of the Subject Property from Residential Rural-
27 Acre (RR-Acre) 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 Rural-Acre (RR-Acre)
17 District to Residential Low Density-40 (RLD-40) District, as defined
18 and classified under the Zoning Code, City of Jacksonville, Florida.

19 **Section 2. Owner and Description.** The Subject Property is
20 owned by Leonard Liddell, Cassandra Meyer, Timothy Liddell and Brian
21 Liddell, and is legally described in **Exhibit 1**, attached hereto. The
22 applicant is Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200,
23 Jacksonville, Florida, 32202; (904) 807-0185.

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: Erin Abney

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