

1 Introduced and amended by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2026-15-E**

5 AN ORDINANCE REZONING APPROXIMATELY 14.17± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 0 HEMLOCK  
7 STREET, 3640 HEMLOCK STREET, 3653 NEWCOMB ROAD  
8 AND 3707 NEWCOMB ROAD, BETWEEN NEWCOMB ROAD AND  
9 HEMLOCK STREET (R.E. NOS. 019476-0010, 019476-  
10 0020, 019487-0000 AND 019488-0000), AS DESCRIBED  
11 HEREIN, OWNED BY WILLIAM HOUSTON STEPHENS  
12 REVOCABLE TRUST, WILLIAM H. STEPHENS, NEWCOMB  
13 TERRACE, LLC, WILLIAM LESLIE HOWELL AND MINNIE  
14 LOU HOWELL, FROM RESIDENTIAL MEDIUM DENSITY-  
15 A (RMD-A) DISTRICT TO PLANNED UNIT DEVELOPMENT  
16 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
17 THE ZONING CODE, TO PERMIT A RESIDENTIAL  
18 SUBDIVISION TO CONTAIN MAXIMUM OF 130 COTTAGE  
19 HOME UNITS, AS DESCRIBED IN THE AZALEA GROVE PUD;  
20 PUD SUBJECT TO CONDITIONS; PROVIDING A DISCLAIMER  
21 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
22 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
23 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
24

25 **WHEREAS,** William Houston Stephens Revocable Trust, William H.  
26 Stephens, Newcomb Terrace, LLC, William Leslie Howell and Minnie Lou  
27 Howell, the owners of approximately 14.17± acres located in Council  
28 District 8 at 0 Hemlock Street, 3640 Hemlock Street, 3653 Newcomb  
29 Road and 3707 Newcomb Road, between Newcomb Road and Hemlock Street  
30 (R.E. No(s). 019476-0010, 019476-0020, 019487-0000 and 019488-0000),  
31 as more particularly described in **Exhibit 1**, dated October 27, 2025,

1 and graphically depicted in **Exhibit 2**, both of which are attached  
2 hereto (the "Subject Property"), has applied for a rezoning and  
3 reclassification of the Subject Property from Residential Medium  
4 Density-A (RMD-A) District to Planned Unit Development (PUD)  
5 District, as described in Section 1 below; and

6 **WHEREAS**, the Planning and Development Department has considered  
7 the application and has rendered an advisory recommendation; and

8 **WHEREAS**, the Planning Commission, acting as the local planning  
9 agency, has reviewed the application and made an advisory  
10 recommendation to the Council; and

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

14 **WHEREAS**, taking into consideration the above recommendations and  
15 all other evidence entered into the record and testimony taken at the  
16 public hearings, the Council finds that such rezoning: (1) is  
17 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
18 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
19 not in conflict with any portion of the City's land use regulations;  
20 and

21 **WHEREAS** the Council finds the proposed rezoning does not  
22 adversely affect the orderly development of the City as embodied in  
23 the Zoning Code; will not adversely affect the health and safety of  
24 residents in the area; will not be detrimental to the natural  
25 environment or to the use or development of the adjacent properties  
26 in the general neighborhood; and will accomplish the objectives and  
27 meet the standards of Section 656.340 (Planned Unit Development) of  
28 the Zoning Code; now therefore

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

30 **Section 1. Property Rezoned.** The Subject Property is  
31 hereby rezoned and reclassified from Residential Medium Density-A

1 (RMD-A) District to Planned Unit Development (PUD) District. This new  
2 PUD District shall generally permit a residential subdivision with a  
3 maximum of 130 cottage home units, and is described, shown and subject  
4 to the following documents, attached hereto:

5 **Exhibit 1** - Legal Description dated October 27, 2025.

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

7 **Exhibit 3** - Written Description dated November 25, 2025.

8 **Exhibit 4** - Site Plan dated October 27, 2025.

9 **Section 2. Rezoning Approved Subject to Conditions.** This  
10 rezoning is approved subject to the following conditions. Such  
11 conditions control over the Written Description and the Site Plan and  
12 may only be amended through a rezoning:

13 (1) The proposed development shall meet the minimum  
14 recreation and open space requirements of the 2045 Comprehensive  
15 Plan.

16 (2) A traffic study shall be undertaken by the  
17 developer upon PUD verification. The methodology of the study shall  
18 be determined by the developer's Traffic Engineer, the Chief of the  
19 Transportation Planning (or their designee), and the Chief of Traffic  
20 Engineering (or their designee).

21 (3) All roadways shall be privately maintained by  
22 property owners in accordance with Sec. 654.111 of the Ordinance  
23 Code.

24 (4) Access point locations shall be determined by  
25 Development Services and Traffic Engineering Divisions.

26 (5) If the development proceeds as multifamily,  
27 guest parking shall be provided even if the required number is  
28 reduced.

29 **Section 3. Owner and Description.** The Subject Property is  
30 owned by William Houston Stephens Revocable Trust, William H.  
31 Stephens, Newcomb Terrace, LLC, William Leslie Howell and Minnie Lou

1 Howell, and is legally described in **Exhibit 1**, attached hereto. The  
2 applicant is Brian Small , 3948 Third Street South, Unit 116,  
3 Jacksonville, Florida 32250; (843) 384-9333.

4 **Section 4. Disclaimer.** The rezoning granted herein shall  
5 not be construed as an exemption from any other applicable local,  
6 state, or federal laws, regulations, requirements, permits or  
7 approvals. All other applicable local, state or federal permits or  
8 approvals shall be obtained before commencement of the development  
9 or use and issuance of this rezoning is based upon acknowledgement,  
10 representation and confirmation made by the applicant(s), owners(s),  
11 developer(s) and/or any authorized agent(s) or designee(s) that the  
12 subject business, development and/or use will be operated in strict  
13 compliance with all laws. Issuance of this rezoning does not approve,  
14 promote or condone any practice or act that is prohibited or  
15 restricted by any federal, state or local laws.

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

20  
21 Form Approved:

22  
23           /s/ Dylan Reingold          

24 Office of General Counsel

25 Legislation Prepared By: Connor Corrigan

26 GC-#1747667-v1-2026-15-E.docx