

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-15

AN ORDINANCE REZONING APPROXIMATELY 14.17± ACRES
LOCATED IN COUNCIL DISTRICT 8 AT 0 HEMLOCK
STREET, 3640 HEMLOCK STREET, 3653 NEWCOMB ROAD
AND 3707 NEWCOMB ROAD, BETWEEN NEWCOMB ROAD AND
HEMLOCK STREET (R.E. NOS. 019476-0010, 019476-
0020, 019487-0000 AND 019488-0000), AS DESCRIBED
HEREIN, OWNED BY WILLIAM HOUSTON STEPHENS
REVOCABLE TRUST, WILLIAM H. STEPHENS, NEWCOMB
TERRACE, LLC, WILLIAM LESLIE HOWELL AND MINNIE
LOU HOWELL, FROM RESIDENTIAL MEDIUM DENSITY-
A (RMD-A) DISTRICT TO PLANNED UNIT DEVELOPMENT
(PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
THE ZONING CODE, TO PERMIT A RESIDENTIAL
SUBDIVISION TO CONTAIN MAXIMUM OF 130 COTTAGE
HOME UNITS, AS DESCRIBED IN THE AZALEA GROVE PUD;
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, William Houston Stephens Revocable Trust, William H.
Stephens, Newcomb Terrace, LLC, William Leslie Howell and Minnie Lou
Howell, the owners of approximately 14.17± acres located in Council
District 8 at 0 Hemlock Street, 3640 Hemlock Street, 3653 Newcomb
Road and 3707 Newcomb Road, between Newcomb Road and Hemlock Street
(R.E. No(s). 019476-0010, 019476-0020, 019487-0000 and 019488-0000),
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

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

Exhibit 1 - Legal Description dated October 27, 2025.

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

Exhibit 3 - Written Description dated November 25, 2025.

Exhibit 4 - Site Plan dated October 27, 2025.

Section 2. Owner and Description. The Subject Property is owned by William Houston Stephens Revocable Trust, William H. Stephens, Newcomb Terrace, LLC, William Leslie Howell and Minnie Lou Howell, and is legally described in **Exhibit 1**, attached hereto. The applicant is Brian Small , 3948 Third Street South, Unit 116, Jacksonville, Florida 32250; (843) 384-9333.

Section 3. 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), owners(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 4. 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 Council Secretary.

1 Form Approved:

2

3 /s/Terrence Harvey

4 Office of General Counsel

5 Legislation Prepared By: Connor Corrigan

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