

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-886**

5 AN ORDINANCE REZONING APPROXIMATELY 4.28± ACRES  
6 LOCATED IN COUNCIL DISTRICT 1 AT 0 TRESCA ROAD,  
7 BETWEEN ATLANTIC BOULEVARD AND TRESCA ROAD (R.E.  
8 NO(S). 162883-0350, 162883-0006, AND A PORTION  
9 OF 162879-2000), OWNED BY IRON FORGE PROPERTY,  
10 LLC, AS DESCRIBED HEREIN, FROM PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT AND RESIDENTIAL  
12 MEDIUM DENSITY-D (RMD-D) DISTRICT TO  
13 CONSERVATION (CSV) DISTRICT AND INDUSTRIAL LIGHT  
14 (IL) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
15 THE ZONING CODE, PURSUANT TO FUTURE LAND USE MAP  
16 SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER  
17 L-6075-25C; PROVIDING A DISCLAIMER THAT THE  
18 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
19 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
20 PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
23 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
24 portions of the Future Land Use Map series (FLUMs) in order to ensure  
25 the accuracy and internal consistency of the plan, pursuant to  
26 companion application L-6075-25C; and

27 **WHEREAS**, in order to ensure consistency of zoning district  
28 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
29 Amendment L-6075-25C, an application to rezone and reclassify from  
30 Planned Unit Development (PUD) District and Residential Medium  
31 Density-D (RMD-D) District to Conservation (CSV) District and

1 Industrial Light (IL) District was filed by Cyndy Trimmer, Esq. on  
2 behalf of the owner of approximately 4.28± acres of certain real  
3 property in Council District 1, as more particularly described in  
4 Section 1; and

5 **WHEREAS,** the Planning and Development Department, in order to  
6 ensure consistency of this zoning district with the *2045 Comprehensive*  
7 *Plan*, has considered the rezoning and has rendered an advisory  
8 opinion; and

9 **WHEREAS,** the Planning Commission has considered the  
10 application and has rendered an advisory opinion; 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,** the City Council, after due notice, held a public  
15 hearing, and taking into consideration the above recommendations as  
16 well as all oral and written comments received during the public  
17 hearings, the Council finds that such rezoning is consistent with the  
18 *2045 Comprehensive Plan* adopted under the comprehensive planning  
19 ordinance for future development of the City of Jacksonville; now  
20 therefore

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

22 **Section 1. Subject Property Location and Description.** The  
23 approximately 4.28± acres are located in Council District 1 at 0  
24 Tresca Road, between Atlantic Boulevard and Tresca Road (R.E. No(s).  
25 162883-0350, 162883-0006, and a portion of 162879-2000), as more  
26 particularly described in **Exhibit 1**, dated October 13, 2025, and  
27 graphically depicted in **Exhibit 2**, both of which are attached hereto  
28 and incorporated herein by this reference (the "Subject Property").

29 **Section 2. Owner and Applicant Description.** The Subject  
30 Property is owned by Iron Forge Property, LLC. The applicant is Cyndy  
31 Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville,

1 Florida, 32202; (904) 807-0185.

2       **Section 3.       Property Rezoned.**       The Subject Property,  
3 pursuant to adopted companion Small-Scale Amendment Application  
4 L-6075-25C, is hereby rezoned and reclassified from Planned Unit  
5 Development (PUD) District and Residential Medium Density-D (RMD-D)  
6 District to Conservation (CSV) District and Industrial Light (IL)  
7 District.

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

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

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

1 Form Approved:  
2           /s/ Dylan Reingold            
3 Office of General Counsel  
4 Legislation Prepared By: Erin Abney  
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