

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-581

AN ORDINANCE REZONING APPROXIMATELY 3.99± ACRES
LOCATED IN COUNCIL DISTRICT 8 AT 0 AND 3640
HEMLOCK STREET, WEST OF LEM TURNER ROAD (R.E.
NO(S). 019476-0010 AND 019476-0020), OWNED BY
WILLIAMS HOUSTON STEPHENS, AS TRUSTEE OF THE
WILLIAMS HOUSTON STEPHENS REVOCABLE TRUST, DATED
JUNE 18, 2025, AS DESCRIBED HEREIN, FROM
RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO
RESIDENTIAL MEDIUM DENSITY-A (RMD-A) DISTRICT,
AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
PURSUANT TO FUTURE LAND USE MAP SERIES
SMALL-SCALE AMENDMENT APPLICATION NUMBER
L-6056-25C; 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-6056-25C; and

WHEREAS, in order to ensure consistency of zoning district
with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
Amendment L-6056-25C, an application to rezone and reclassify from
Residential Rural-Acre (RR-Acre) District to Residential Medium
Density-A (RMD-A) District was filed by Brian Small, on behalf of the

owner of approximately 3.99± acres of certain real property in Council District 8, as more particularly described in Section 1; and

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

WHEREAS, the Planning Commission has considered the application and has rendered an advisory opinion; and

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

WHEREAS, the City Council, after due notice, held a public hearing, and taking into consideration the above recommendations as well as all oral and written comments received during the public hearings, the Council finds that such rezoning is consistent with the *2045 Comprehensive Plan* adopted under the comprehensive planning ordinance for future development of the City of Jacksonville; now therefore

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

Section 1. Subject Property Location and Description. The approximately 3.99± acres are located in Council District 8 at 0 and 3640 Hemlock Street, west of Lem Turner Road (R.E. No(s). 019476-0010 and 019476-0020), as more particularly described in **Exhibit 1**, dated July 11, 2025, and graphically depicted in **Exhibit 2**, both of which are attached hereto and incorporated herein by this reference (the "Subject Property").

Section 2. Owner and Applicant Description. The Subject Property is owned by Williams Houston Stephens, as Trustee of the William Houston Stephens Revocable Trust, dated June 18, 2025. The applicant is Brian Small, 3948 3rd Street South, 116, Jacksonville, Florida, 32250; (843) 384-9333.

1 **Section 3. Property Rezoned.** The Subject Property,
2 pursuant to adopted companion Small-Scale Amendment Application
3 L-6056-25C, is hereby rezoned and reclassified from Residential
4 Rural-Acre (RR-Acre) District to Residential Medium Density-A (RMD-
5 A) District.

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

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

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

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3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Payton Jamieson

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