

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-975**

5 AN ORDINANCE REZONING APPROXIMATELY 27.19± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 0, 3674, 3746,  
7 3751, 3774, 3791, 3797, 3827, AND 3838 HEMLOCK  
8 STREET, WEST OF LEM TURNER ROAD (R.E. NO(S).  
9 019451-0055, 019451-0040, 019451-0050, 019466-  
10 0160, 019451-0020, 019466-0150, 019466-0050,  
11 019466-0060 AND 019452-0000), OWNED BY EVA  
12 FOWLER, CLAUDIA BISER PA, JOHN COMBS, JOHN HUNT  
13 AND KATHLEEN PLYMEL, AS DESCRIBED HEREIN, FROM  
14 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO  
15 RESIDENTIAL LOW DENSITY-40 (RLD-40) DISTRICT, AS  
16 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
17 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
18 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-5993-  
19 24C; PROVIDING A DISCLAIMER THAT THE REZONING  
20 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
21 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
22 PROVIDING AN EFFECTIVE DATE.  
23

24 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
25 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
26 portions of the Future Land Use Map series (FLUMS) in order to ensure  
27 the accuracy and internal consistency of the plan, pursuant to  
28 companion application L-5993-24C; and

29 **WHEREAS**, in order to ensure consistency of zoning district with  
30 the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
31 Amendment L-5993-24C, an application to rezone and reclassify from

1 Residential Rural-Acre (RR-Acre) District to Residential Low Density-  
2 40 (RLD-40) was filed by Cyndy Trimmer, Esq., on behalf of the owners  
3 of approximately 27.19± acres of certain real property in Council  
4 District 8, as more particularly described in 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 application  
10 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 27.19± acres are located in Council District 8 at 0,  
24 3674, 3746, 3751, 3774, 3791, 3797, 3827, and 3838 Hemlock Street,  
25 west of Lem Turner Road (R.E. No(s). 019451-0055, 019451-0040, 019451-  
26 0050, 019466-0160, 019451-0020, 019466-0150, 019466-0050, 019466-0060  
27 and 019452-0000), as more particularly described in **Exhibit 1**, dated  
28 October 21, 2024, and graphically depicted in **Exhibit 2**, both of  
29 which are attached hereto and incorporated herein by this reference  
30 (the "Subject Property").

31 **Section 2. Owner and Applicant Description.** The Subject

1 Property is owned by Eva Fowler, Claudia Biser PA, John Combs, John  
2 Hunt and Kathleen Plymel. The applicant is Cyndy Trimmer, Esq., 1  
3 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904)  
4 807-0185.

5 **Section 3. Property Rezoned.** The Subject Property,  
6 pursuant to adopted companion Small-Scale Amendment Application L-  
7 5993-24C, is hereby rezoned and reclassified from Residential Rural-  
8 Acre (RR-Acre) District to Residential Low Density-40 (RLD-40)  
9 District.

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

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

30 **Section 6. Effective Date.** The enactment of this Ordinance  
31 shall be deemed to constitute a quasi-judicial action of the City

1 Council and shall become effective upon signature by the Council  
2 President and the Council Secretary.

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4 Form Approved:

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6           /s/ Dylan Reingold          

7 Office of General Counsel

8 Legislation Prepared By: Erin Abney

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