

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-831**

5 AN ORDINANCE REZONING APPROXIMATELY 2.68± ACRES  
6 LOCATED IN COUNCIL DISTRICT 3 AT 1709, 1719 AND  
7 1739 GIRVIN ROAD, BETWEEN MT. PLEASANT ROAD AND  
8 PREMIUM ROAD (R.E. NO(S). 160915-0000, 160916-  
9 0000 AND 160918-0000), AS DESCRIBED HEREIN, OWNED  
10 BY CHRIS HIONEDES, FROM RESIDENTIAL RURAL-ACRE  
11 (RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-70  
12 (RLD-70) DISTRICT, AS DEFINED AND CLASSIFIED  
13 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER  
14 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
15 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
17

18 **WHEREAS,** Chris Hionedes, the owner of approximately 2.68± acres  
19 located in Council District 3 at 1709, 1719 and 1739 Girvin Road,  
20 between Mount Pleasant Road and Premium Road (R.E. No(s). 160915-  
21 0000, 160916-0000 and 160918-0000), as more particularly described  
22 in **Exhibit 1**, dated September 16, 2024, and graphically depicted in  
23 **Exhibit 2**, both of which are attached hereto (the "Subject Property"),  
24 has applied for a rezoning and reclassification of the Subject  
25 Property from Residential Rural-Acre (RR-Acre) District to  
26 Residential Low Density-70 (RLD-70) District; and

27 **WHEREAS,** the Planning and Development Department has  
28 considered the application and has rendered an advisory  
29 recommendation; and

30 **WHEREAS,** the Planning Commission, acting as the local planning  
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

5       **WHEREAS,** taking into consideration the above recommendations  
6 and all other evidence entered into the record and testimony taken  
7 at the public hearings, the Council finds that such rezoning: (1) is  
8 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
9 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
10 not in conflict with any portion of the City's land use regulations;  
11 now therefore

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

13       **Section 1. Property Rezoned.** The Subject Property is  
14 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
15 District to Residential Low Density-70 (RLD-70) District, as defined  
16 and classified under the Zoning Code, City of Jacksonville, Florida.

17       **Section 2. Owner and Description.** The Subject Property is  
18 owned by Chris Hionedes, and is legally described in **Exhibit 1**,  
19 attached hereto. The applicant is Cyndy Trimmer, Esq., 1 Independent  
20 Drive, Suite 1200, Jacksonville, Florida, 32202; (904) 807-0185.

21       **Section 3. Disclaimer.** The rezoning granted herein shall  
22 **not** be construed as an exemption from any other applicable local,  
23 state, or federal laws, regulations, requirements, permits or  
24 approvals. All other applicable local, state or federal permits or  
25 approvals shall be obtained before commencement of the development  
26 or use and issuance of this rezoning is based upon acknowledgement,  
27 representation and confirmation made by the applicant(s), owners(s),  
28 developer(s) and/or any authorized agent(s) or designee(s) that the  
29 subject business, development and/or use will be operated in strict  
30 compliance with all laws. Issuance of this rezoning does **not** approve,  
31 promote or condone any practice or act that is prohibited or

1 restricted by any federal, state or local laws.

2           **Section 4.           Effective Date.** The enactment of this Ordinance  
3 shall be deemed to constitute a quasi-judicial action of the City  
4 Council and shall become effective upon signature by the Council  
5 President and Council Secretary.

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7 Form Approved:

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9                     /s/ Dylan Reingold          

10 Office of General Counsel

11 Legislation Prepared By: Madeline Read

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