

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-862**

5 AN ORDINANCE REZONING APPROXIMATELY 9.8± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 3701 HEMLOCK  
7 STREET, 3697 HEMLOCK STREET, AND 3731 HEMLOCK  
8 STREET, WEST OF LEM TURNER ROAD (R.E. NO(S).  
9 019466-0170, 019466-0020, 019466-0180, AND  
10 019466-0030), OWNED BY DREW DONOVAN HOOD, TERRI  
11 L. HOOD AND DAVID D. HOOD, AS DESCRIBED HEREIN,  
12 FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT  
13 TO RESIDENTIAL MEDIUM DENSITY-A (RMD-A)  
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
15 ZONING CODE, PURSUANT TO FUTURE LAND USE MAP  
16 SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER  
17 L-5960-24C; 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-5960-24C; 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-5960-24C, an application to rezone and reclassify from  
30 Residential Rural-Acre (RR-Acre) District to Residential Medium  
31 Density-A (RMD-A) District was filed by Brian Small, on behalf of the

1 owners of approximately 9.8± acres of certain real property in Council  
2 District 8, as more particularly described in Section 1; and

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

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

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

12 **WHEREAS**, the City Council, after due notice, held a public  
13 hearing, and taking into consideration the above recommendations as  
14 well as all oral and written comments received during the public  
15 hearings, the Council finds that such rezoning is consistent with the  
16 *2045 Comprehensive Plan* adopted under the comprehensive planning  
17 ordinance for future development of the City of Jacksonville; now  
18 therefore

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

20 **Section 1. Subject Property Location and Description.** The  
21 approximately 9.8± acres are located in Council District 8 at 3701  
22 Hemlock Street, 3697 Hemlock Street, and 3731 Hemlock Street, West  
23 of Lem Turner Road (R.E. No(s). 019466-0170, 019466-0020, 019466-  
24 0180, and 019466-0030), as more particularly described in **Exhibit 1**,  
25 dated August 21, 2024, and graphically depicted in **Exhibit 2**, both  
26 of which are attached hereto and incorporated herein by this reference  
27 (the "Subject Property").

28 **Section 2. Owner and Applicant Description.** The Subject  
29 Property is owned by Drew Donovan Hood, Terri L. Hood and David D.  
30 Hood. The applicant is Brian Small, 3948 3<sup>rd</sup> Street South, 116,  
31 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-5960-24C, 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.

1 Form Approved:

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3           /s/ Dylan Reingold          

4 Office of General Counsel

5 Legislation Prepared By: Connor Corrigan

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