

IN THE CIRCUIT COURT, FOURTH  
JUDICIAL CIRCUIT, IN AND FOR  
DUVAL COUNTY, FLORIDA

CASE NO: 16-2023-AP-000001

DIVISION: AP-A

SUSAN EC SCANLON, et. al.,  
Petitioners,

v.

CITY OF JACKSONVILLE, et. al.,  
Respondents.

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Petition for Writ of Certiorari from the decision of the Jacksonville City Council

September 6, 2024

PER CURIAM

By a vote of ten to nine, the Jacksonville City Council voted to rezone nearly fifty acres of property owned by Jeffery and Catherine Andring from agriculture to planned unit development. Petitioners are several landowners or residents of the surrounding area.

Proceedings addressing rezoning applications are quasi-judicial in nature and reviewable by writ of certiorari. Parker Family Trust I v. City of Jacksonville, 804 So. 2d 493, 497 (Fla. 1st DCA 2001). On certiorari review, this Court must apply the following three-part standard of review: (1) whether procedural due process is accorded; (2) whether the essential requirements of law have been observed; and (3) whether the administrative findings and judgment are supported by competent substantial evidence. Haines City Cnty. Dev. v. Heggs, 658 So. 2d 523, 530 (Fla. 1995) (citing City of Deerfield Beach v. Vaillant, 419 So. 2d 624, 625-26 (Fla. 1982)).

Having considered Petitioners' arguments, this Court finds no demonstrable basis for relief.

The City rendered its decision after several noticed, public hearings where Petitioners had an opportunity to present arguments and evidence. The City's decision was supported by competent, substantial evidence in the form of staff reports, testimony, and exhibits. None of Petitioners' arguments rise to a departure from the essential requirements of the law, and this Court cannot reweigh the evidence to come to a different result. Accordingly, the Petition is **DENIED**.<sup>1</sup>

BEVERLY, DEARING, AND NORTON, JJ., CONCUR.

Ralf Brookes, counsel for Petitioners

Craig D. Feiser, counsel for Respondent City of Jacksonville

T.R. Hainline, Jr., counsel for Respondents Catherine Andring and Jeffery Andring.

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<sup>1</sup> Petitioners' motion for oral argument is also **DENIED**.