

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

CASE NO: 16-2024-AP-000006
DIVISION: AP-A

MARK DOUGLAS PROTHEROE and
DAVID TROY HUGES,
Petitioners,
v.

CITY OF JACKSONVILLE
Respondents.

_____/

December 13, 2024

PER CURIAM

Petitioners challenge a decision of the Jacksonville City Council refusing to issue an after-the-fact permit to replace the windows of a historical property after Petitioners replaced the windows without first obtaining approval.

Provided it has a limited scope, a rezoning action is quasi-judicial in nature and reviewable by certiorari. 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 Cmty. 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)).

Because of this standard of review, this Court does not consider the propriety of the City's decision beyond a limited review of the record. Having reviewed the record, this Court finds that Petitioners have failed to demonstrate error. Accordingly, the Petition is **DENIED**.

NORTON, MAHON, AND SHARRIT, JJ., concur.

Alexander B. Cvercko, counsel for Petitioners.

Craig D. Feiser, Assistant General Counsel for the City of Jacksonville.