

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-554**

5 AN ORDINANCE REZONING APPROXIMATELY 2.53± ACRES
6 LOCATED IN COUNCIL DISTRICT 2 AT 1414 CAUSEY
7 LANE, BETWEEN MONUMENT ROAD AND CAUSEY LANE (R.E.
8 NO. 161286-0110), AS DESCRIBED HEREIN, OWNED BY
9 CARBALLO LIVING TRUST, FROM RESIDENTIAL LOW
10 DENSITY-60 (RLD-60) DISTRICT TO COMMERCIAL
11 NEIGHBORHOOD (CN) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO
13 FUTURE LAND USE MAP SERIES SMALL-SCALE AMENDMENT
14 APPLICATION NUMBER L-6134-26C; PROVIDING A
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
16 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
20 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
21 portions of the Future Land Use Map series (FLUMs) in order to ensure
22 the accuracy and internal consistency of the plan, pursuant to
23 companion application L-6134-26C; and

24 **WHEREAS,** in order to ensure consistency of zoning district
25 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
26 Amendment L-6134-26C, an application to rezone and reclassify from
27 Residential Low Density-60 (RLD-60) District to Commercial
28 Neighborhood (CN) District was filed by John Herbert, on behalf of
29 the owner of approximately 2.53± acres of certain real property in
30 Council District 2, as more particularly described in Section 1; and

31 **WHEREAS,** the Planning and Development Department, in order to

1 ensure consistency of this zoning district with the *2045 Comprehensive*
2 *Plan*, has considered the rezoning and has rendered an advisory
3 opinion; and

4 **WHEREAS**, the Planning Commission has considered the
5 application and has rendered an advisory opinion; and

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

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

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

17 **Section 1. Subject Property Location and Description.** The
18 approximately 2.53± acres is located in Council District 2 at 1414
19 Causey Lane, between Monument Road and Causey Lane (R.E. No.
20 161286-0110), as more particularly described in **Exhibit 1**, dated
21 January 15, 2026, and graphically depicted in **Exhibit 2**, both of
22 which are attached hereto and incorporated herein by this reference
23 (the "Subject Property").

24 **Section 2. Owner and Applicant Description.** The Subject
25 Property is owned by Caraballo Living Trust. The applicant is John
26 Herbert, 207 North Moss Road, Suite 211, Winter Springs, Florida
27 32708; (407) 376-1777; johnny@americancivilengineering.com.

28 **Section 3. Property Rezoned.** The Subject Property,
29 pursuant to adopted companion Small-Scale Amendment Application
30 L-6134-26C, is hereby rezoned and reclassified from Residential Low
31 Density-60 (RLD-60) District to Commercial Neighborhood (CN)

1 District.

2 **Section 4. Contingency.** This rezoning shall not become
3 effective until thirty-one (31) days after adoption of the companion
4 Small-Scale Amendment; and further provided that if the companion
5 Small-Scale Amendment is challenged by the state land planning agency,
6 this rezoning shall not become effective until the state land planning
7 agency or the Administration Commission issues a final order
8 determining the companion Small-Scale Amendment is in compliance with
9 Chapter 163, *Florida Statutes*.

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

22 **Section 6. Effective Date.** The enactment of this Ordinance
23 shall be deemed to constitute a quasi-judicial action of the City
24 Council and shall become effective upon signature by the Council
25 President and the Council Secretary.

26 Form Approved:

27
28 /s/ Terrence Harvey

29 Office of General Counsel

30 Legislation Prepared By: Stephen Nagbe

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