

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-481**

5 AN ORDINANCE REZONING APPROXIMATELY 1.00± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 AND 9320
7 GARDEN STREET BETWEEN JONES ROAD AND GOLDEN
8 BAMBOO DRIVE (R.E. NO(S). 002893-0025 AND 002893-
9 0035), OWNED BY IGOR SAYENKO, AS DESCRIBED
10 HEREIN, FROM AGRICULTURE (AGR) DISTRICT TO
11 RESIDENTIAL LOW DENSITY-100A (RLD-100A)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, PURSUANT TO FUTURE LAND USE MAP
14 SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER
15 L-5940-24C; PROVIDING A DISCLAIMER THAT THE
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
21 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
22 portions of the Future Land Use Map series (FLUMs) in order to ensure
23 the accuracy and internal consistency of the plan, pursuant to
24 companion application L-5940-24C; and

25 **WHEREAS**, in order to ensure consistency of zoning district
26 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
27 Amendment L-5940-24C, an application to rezone and reclassify from
28 Agriculture (AGR) District to Residential Low Density-100A (RLD-100A)
29 District was filed by Lara Hipps on behalf of the owner of
30 approximately 1.00± acres of certain real property in Council District
31 12, as more particularly described in Section 1; and

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

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

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

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

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

18 **Section 1. Subject Property Location and Description.** The
19 approximately 1.00± acres are located in Council District 12 at 0 and
20 9320 Garden Street between Jones Road and Golden Bamboo Drive (R.E.
21 No(s). 002893-0025 and 002893-0035), as more particularly described
22 in **Exhibit 1**, dated April 22, 2024, and graphically depicted in
23 **Exhibit 2**, both of which are attached hereto and incorporated herein
24 by this reference (the "Subject Property").

25 **Section 2. Owner and Applicant Description.** The Subject
26 Property is owned by Igor Sayenko. The applicant is Lara Higgs, 1650
27 Margaret Street, #323, Jacksonville, Florida, 32204; (904) 781-2654.

28 **Section 3. Property Rezoned.** The Subject Property,
29 pursuant to adopted companion Small-Scale Amendment Application
30 L-5940-24C, is hereby rezoned and reclassified from Agriculture (AGR)
31 District to Residential Low Density-100A (RLD-100A) District.

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

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

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

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26 Form Approved:

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28 /s/ Dylan Reingold

29 Office of General Counsel

30 Legislation Prepared By: Connor Corrigan

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