

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-913**

5 AN ORDINANCE REZONING APPROXIMATELY 4.5± ACRES  
6 LOCATED IN COUNCIL DISTRICT 12 AT 6686 CISCO  
7 GARDENS ROAD, AT THE NORTHWEST CORNER OF THE  
8 INTERSECTION OF CISCO GARDENS ROAD S. AND CISCO  
9 GARDENS ROAD (R.E. NO(S). 002892-0532), OWNED BY  
10 TERRY WHITE, AS DESCRIBED HEREIN, FROM  
11 AGRICULTURE (AGR) DISTRICT TO RESIDENTIAL RURAL-  
12 ACRE (RR-ACRE) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO  
14 FUTURE LAND USE MAP SERIES SMALL-SCALE AMENDMENT  
15 APPLICATION NUMBER L-5982-24C; PROVIDING A  
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
17 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; 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-5982-24C; 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-5960-24C, an application to rezone and reclassify from  
28 Agriculture (AGR) District to Residential Rural-Acre (RR-Acre)  
29 District was filed by Terry White, the owner of approximately 4.5±  
30 acres of certain real property in Council District 12, as more  
31 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 4.5± acres are located in Council District 12 at 6686  
20 Cisco Gardens Road, at the northwest corner of the intersection of  
21 Cisco Gardens Road S. and Cisco Gardens Road (R.E. No(s). 002892-  
22 0532), as more particularly described in **Exhibit 1**, dated October 4,  
23 2024, and graphically depicted in **Exhibit 2**, both of which are  
24 attached hereto and incorporated herein by this reference (the  
25 "Subject Property").

26           **Section 2. Owner and Applicant Description.** The Subject  
27 Property is owned by Terry White. The applicant is Terry White, 11201  
28 Cisco Gardens Road S., Jacksonville, Florida, 32219; (904) 316-0510.

29           **Section 3. Property Rezoned.** The Subject Property,  
30 pursuant to adopted companion Small-Scale Amendment Application  
31 L-5982-24C, is hereby rezoned and reclassified from Agriculture (AGR)

1 District to Residential Rural-Acre (RR-Acre) 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:

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28           /s/ Dylan Reingold          

29 Office of General Counsel

30 Legislation Prepared By: Connor Corrigan

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