

Introduced by the Land Use and Zoning Committee:

## ORDINANCE 2026-28

AN ORDINANCE REZONING APPROXIMATELY 9.56± ACRES LOCATED IN COUNCIL DISTRICT 12 AT 0 UTSEY ROAD, WEST OF UTSEY ROAD AND NORTH OF MONCRIEF ROAD WEST (R.E. NO(S). 002938-0030 and 002955-0100), OWNED BY DEXTER BENNETT, AS DESCRIBED HEREIN, FROM AGRICULTURE (AGR) DISTRICT TO RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO FUTURE LAND USE MAP SERIES SMALL-SCALE AMENDMENT APPLICATION NUMBER L-6059-25C; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City of Jacksonville adopted a Small-Scale Amendment to the *2045 Comprehensive Plan* for the purpose of revising portions of the Future Land Use Map series (FLUMs) in order to ensure the accuracy and internal consistency of the plan, pursuant to companion application L-6059-25C; and

**WHEREAS**, in order to ensure consistency of zoning district with the 2045 *Comprehensive Plan* and the adopted companion Small-Scale Amendment L-6059-25C, an application to rezone and reclassify from Agriculture (AGR) District to Residential Rural-Acre (RR-Acre) District was filed by Deshawna Bennett, on behalf of the owner of approximately 9.56± acres of certain real property in Council District 12, as more particularly described in Section 1; and

**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 9.56± acres are located in Council District 12 at 0  
19 Utsey Road, west of Utsey Road and north of Moncrief Road West (R.E.  
20 No(s). 002938-0030 and 002955-0100), as more particularly described  
21 in **Exhibit 1**, dated December 26, 2025, and graphically depicted in  
22 **Exhibit 2**, both of which are attached hereto and incorporated herein  
23 by this reference (the "Subject Property").

24 **Section 2. Owner and Applicant Description.** The Subject  
25 Property is owned by Dexter Bennett. The applicant is Deshawnna  
26 Bennett, 881 Ponce De Leon Avenue, Suite 19, Atlanta, Georgia, 30311;  
27 (404) 702-7983.

28 **Section 3. Property Rezoned.** The Subject Property,  
29 pursuant to adopted companion Small-Scale Amendment Application  
30 L-6059-25C, is hereby rezoned and reclassified from Agriculture (AGR)  
31 District to Residential Rural-Acre (RR-Acre) 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.

25 Form Approved:

27                   \_\_\_\_\_  
28                   /s/ Terrence Harvey

29 Office of General Counsel

30 Legislation Prepared By: Kaysie Cox

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