

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-451

AN ORDINANCE REZONING APPROXIMATELY 1.00± ACRE
LOCATED IN COUNCIL DISTRICT 6 AT 0 HOOD LANDING
ROAD, BETWEEN TAR KILN ROAD AND CARRIAGE CROSSING
DRIVE (R.E. NO(S). 157087-0030 AND 158087-0040),
AS DESCRIBED HEREIN, OWNED BY JESUS AND MARTHA
CEDILLO AND DENISSE HERRERA, FROM RESIDENTIAL
RURAL-ACRE (RR-ACRE) DISTRICT TO RESIDENTIAL LOW
DENSITY-90 (RLD-90) DISTRICT, AS DEFINED AND
CLASSIFIED UNDER THE ZONING CODE; 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, Jesus and Martha Cedillo and Denisse Herrera, the
owners of approximately 1.00± acre located in Council District 6 at
0 Hood Landing Road, between Tar Kiln Road and Carriage Crossing
Drive (R.E. No(s). 157087-0030 and 158087-0040), as more particularly
described in **Exhibit 1**, dated June 11, 2025, and graphically depicted
in **Exhibit 2**, both of which are attached hereto (the "Subject
Property"), have applied for a rezoning and reclassification of the
Subject Property from Residential Rural-Acre (RR-Acre) District to
Residential Low Density-90 (RLD-90) District; and

WHEREAS, the Planning and Development Department has
considered the application and has rendered an advisory
recommendation; and

WHEREAS, the Planning Commission, acting as the local planning
agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

5 **WHEREAS,** taking into consideration the above recommendations
6 and all other evidence entered into the record and testimony taken
7 at the public hearings, the Council finds that such rezoning: (1) is
8 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
9 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
10 not in conflict with any portion of the City's land use regulations;
11 now therefore

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

13 **Section 1. Property Rezoned.** The Subject Property is
14 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
15 District to Residential Low Density-90 (RLD-90) District, as defined
16 and classified under the Zoning Code, City of Jacksonville, Florida.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by Jesus and Martha Cedillo and Denisse Herrera, and is legally
19 described in **Exhibit 1**, attached hereto. The applicant is Randolph
20 Island, Jr., 4320 Deerwood Lake Parkway, Suite 101260, Jacksonville,
21 Florida, 32216; (904) 515-2193.

22 **Section 3. Disclaimer.** The rezoning granted herein shall
23 **not** be construed as an exemption from any other applicable local,
24 state, or federal laws, regulations, requirements, permits or
25 approvals. All other applicable local, state or federal permits or
26 approvals shall be obtained before commencement of the development
27 or use and issuance of this rezoning is based upon acknowledgement,
28 representation and confirmation made by the applicant(s), owners(s),
29 developer(s) and/or any authorized agent(s) or designee(s) that the
30 subject business, development and/or use will be operated in strict
31 compliance with all laws. Issuance of this rezoning does **not** approve,

1 promote or condone any practice or act that is prohibited or
2 restricted by any federal, state or local laws.

3 **Section 4. Effective Date.** The enactment of this Ordinance
4 shall be deemed to constitute a quasi-judicial action of the City
5 Council and shall become effective upon signature by the Council
6 President and Council Secretary.

7
8 Form Approved:

9
10 /s/ Dylan Reingold

11 Office of General Counsel

12 Legislation Prepared By: Stephen Nagbe

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