

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-350-E**

5 AN ORDINANCE REZONING APPROXIMATELY 9.69± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 8 AT 15504 YELLOW  
7 BLUFF ROAD, BETWEEN DAVIDSON FARM ROAD AND ED  
8 JOHNSON DRIVE (R.E. NO. 106151-0040), AS  
9 DESCRIBED HEREIN, OWNED BY G&H LAND AND TIMBER  
10 INVESTMENTS, LLC, FROM RESIDENTIAL RURAL-ACRE  
11 (RR-ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT  
12 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
13 THE ZONING CODE, TO PERMIT SINGLE-FAMILY  
14 RESIDENTIAL USES, AS DESCRIBED IN THE YELLOW  
15 BLUFF ESTATES PUD, PURSUANT TO FUTURE LAND USE  
16 MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT  
17 APPLICATION NUMBER L-5911-24C; PROVIDING A  
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
19 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
20 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
21 DATE.  
22

23 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
24 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
25 portions of the Future Land Use Map series (FLUMs) in order to ensure  
26 the accuracy and internal consistency of the plan, pursuant to  
27 companion application L-5911-24C; and

28 **WHEREAS,** in order to ensure consistency of zoning district  
29 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
30 Amendment L-5911-24C, an application to rezone and reclassify from  
31 Residential Rural-Acre (RR-Acre) District to Planned Unit Development

1 (PUD) District was filed by Max Andrews on behalf of the owner of  
2 approximately 9.69± acres of certain real property in Council District  
3 8, as more particularly described in Section 1; and

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

8 **WHEREAS,** the Planning Commission has considered the  
9 application and has rendered an advisory opinion; and

10 **WHEREAS,** the Land Use and Zoning Committee, after due notice  
11 and public hearing, has made its recommendation to the Council; and

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

18 **WHEREAS,** the Council finds that the proposed PUD does not  
19 affect adversely the orderly development of the City as embodied in  
20 the *Zoning Code*; will not affect adversely the health and safety of  
21 residents in the area; will not be detrimental to the natural  
22 environment or to the use or development of the adjacent properties  
23 in the general neighborhood; and the proposed PUD will accomplish the  
24 objectives and meet the standards of Section 656.340 (Planned Unit  
25 Development) of the *Zoning Code* of the City of Jacksonville; now  
26 therefore

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

28 **Section 1. Subject Property Location and Description.** The  
29 approximately 9.69± acres are located in Council District 8 at 15504  
30 Yellow Bluff Road, between Davidson Farm Road and Ed Johnson Drive  
31 (R.E. No. 106151-0040), as more particularly described in **Exhibit 1,**

1 dated February 28, 2024, and graphically depicted in **Exhibit 2**, both  
2 of which are attached hereto and incorporated herein by this reference  
3 (the "Subject Property").

4 **Section 2. Owner and Applicant Description.** The Subject  
5 Property is owned by G&H Land and Timber Investments, LLC. The  
6 applicant is Max Andrews, 111 Palm Place, Neptune Beach, Florida  
7 32266; (321) 759-0287.

8 **Section 3. Property Rezoned.** The Subject Property,  
9 pursuant to adopted companion Small-Scale Amendment Application  
10 L-5911-24C, is hereby rezoned and reclassified from Residential  
11 Rural-Acre (RR-Acre) District to Planned Unit Development (PUD)  
12 District. This new PUD district shall generally permit single-family  
13 residential uses, and is described, shown and subject to the following  
14 documents, attached hereto:

15 **Exhibit 1** - Legal Description dated February 28, 2024.

16 **Exhibit 2** - Subject Property per P&DD.

17 **Exhibit 3** - Written Description dated March 19, 2024.

18 **Exhibit 4** - Site Plan dated March 19, 2024.

19 **Section 4. Contingency.** This rezoning shall not become  
20 effective until thirty-one (31) days after adoption of the companion  
21 Small-Scale Amendment; and further provided that if the companion  
22 Small-Scale Amendment is challenged by the state land planning agency,  
23 this rezoning shall not become effective until the state land planning  
24 agency or the Administration Commission issues a final order  
25 determining the companion Small-Scale Amendment is in compliance with  
26 Chapter 163, *Florida Statutes*.

27 **Section 5. Disclaimer.** The rezoning granted herein  
28 shall not be construed as an exemption from any other applicable  
29 local, state, or federal laws, regulations, requirements, permits or  
30 approvals. All other applicable local, state or federal permits or  
31 approvals shall be obtained before commencement of the development

1 or use and issuance of this rezoning is based upon acknowledgement,  
2 representation and confirmation made by the applicant(s), owner(s),  
3 developer(s) and/or any authorized agent(s) or designee(s) that the  
4 subject business, development and/or use will be operated in strict  
5 compliance with all laws. Issuance of this rezoning does **not** approve,  
6 promote or condone any practice or act that is prohibited or  
7 restricted by any federal, state or local laws.

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

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13 Form Approved:

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15           /s/ Mary E. Staffopoulos          

16 Office of General Counsel

17 Legislation Prepared By: Jacquelyn Williams

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