

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-228**

5 AN ORDINANCE REZONING APPROXIMATELY 47.00± ACRES  
6 LOCATED IN COUNCIL DISTRICT 2 AT 1941, 1955,  
7 1981, 1984, 2005, 2012, 2032, 2033, 2049, 2110,  
8 2123 AND 2128 ED JOHNSON DRIVE, 0 YELLOW BLUFF  
9 ROAD, 15719 YELLOW BLUFF ROAD, AND 1530 JAKE  
10 ROAD, BETWEEN YELLOW BLUFF ROAD AND LAKE ROAD  
11 (R.E. NOS. 106151-0011, 106151-0035, 106151-  
12 0018, 106151-0016, 106151-0015, 106151-0025,  
13 106151-0013, 106151-0080, 106151-0012, 106151-  
14 0022, 106151-0000 (PORTION), 106151-0014,  
15 106154-0030, 106154-0020, AND 106151-0061),  
16 OWNED BY DONALDSON INVESTMENTS, LLC, AS DESCRIBED  
17 HEREIN, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)  
18 DISTRICT TO RESIDENTIAL LOW DENSITY-100A (RLD-  
19 100A) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
20 THE ZONING CODE, PURSUANT TO FUTURE LAND USE MAP  
21 SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION  
22 NUMBER L-5799-23C; PROVIDING A DISCLAIMER THAT  
23 THE REZONING GRANTED HEREIN SHALL NOT BE  
24 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
25 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

26  
27 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
28 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
29 portions of the Future Land Use Map series (FLUMs) in order to ensure  
30 the accuracy and internal consistency of the plan, pursuant to  
31 companion application L-5799-23C; and

1           **WHEREAS**, in order to ensure consistency of zoning district with  
2 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
3 Amendment L-5799-23C, an application to rezone and reclassify from  
4 Residential Rural-Acre (RR-Acre) District to Residential Low Density-  
5 100A (RLD-100A) District was filed by Cyndy Trimmer, Esq., on behalf  
6 of the owner of approximately 47.00± acres of certain real property  
7 in Council District 2, as more particularly described in Section 1;  
8 and

9           **WHEREAS**, the Planning and Development Department, in order to  
10 ensure consistency of this zoning district with the *2030 Comprehensive*  
11 *Plan*, has considered the rezoning and has rendered an advisory  
12 opinion; and

13           **WHEREAS**, the Planning Commission has considered the application  
14 and has rendered an advisory opinion; and

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

18           **WHEREAS**, the City Council, after due notice, held a public  
19 hearing, and taking into consideration the above recommendations as  
20 well as all oral and written comments received during the public  
21 hearings, the Council finds that such rezoning is consistent with the  
22 *2030 Comprehensive Plan* adopted under the comprehensive planning  
23 ordinance for future development of the City of Jacksonville; now,  
24 therefore

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

26           **Section 1.           Subject Property Location and Description.** The  
27 approximately 47.00± acres are located in Council District 2 at 1941,  
28 1955, 1981, 1984, 2005, 2012, 2032, 2033, 2049, 2110, 2123 and 2128  
29 Ed Johnson Drive, 0 Yellow Bluff Road, 15719 Yellow Bluff Road, and  
30 1530 Jake Road, between Yellow Bluff Road and Lake Road (R.E. Nos.  
31 106151-0011, 106151-0035, 106151-0018, 106151-0016, 106151-0015,

1 106151-0025, 106151-0013, 106151-0080, 106151-0012, 106151-0022,  
2 106151-0000 (portion), 106151-0014, 106154-0030, 106154-0020, and  
3 106151-0061), as more particularly described in **Exhibit 1**, dated  
4 January 20, 2023, and graphically depicted in **Exhibit 2**, both of  
5 which are attached hereto and incorporated herein by this reference  
6 (the "Subject Property").

7 **Section 2. Owner and Applicant Description.** The Subject  
8 Property is owned by Donaldson Investments, LLC. The applicant is  
9 Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville,  
10 Florida 32202; (904) 807-0185.

11 **Section 3. Property Rezoned.** The Subject Property,  
12 pursuant to adopted companion Small-Scale Amendment Application L-  
13 5799-23C, is hereby rezoned and reclassified from Residential Rural-  
14 Acre (RR-Acre) District to Residential Low Density-100A (RLD-100A)  
15 District.

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

24 **Section 5. Disclaimer.** The rezoning granted herein  
25 shall **not** be construed as an exemption from any other applicable  
26 local, state, or federal laws, regulations, requirements, permits or  
27 approvals. All other applicable local, state or federal permits or  
28 approvals shall be obtained before commencement of the development  
29 or use and issuance of this rezoning is based upon acknowledgement,  
30 representation and confirmation made by the applicant(s), owner(s),  
31 developer(s) and/or any authorized agent(s) or designee(s) that the

1 subject business, development and/or use will be operated in strict  
2 compliance with all laws. Issuance of this rezoning does **not** approve,  
3 promote or condone any practice or act that is prohibited or  
4 restricted by any federal, state or local laws.

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

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10 Form Approved:

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12           /s/ Mary E. Staffopoulos          

13 Office of General Counsel

14 Legislation Prepared By: Kaysie Cox

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