

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-61**

5 AN ORDINANCE REZONING APPROXIMATELY 14.4± ACRES  
6 LOCATED IN COUNCIL DISTRICT 2 AT 14156 YELLOW  
7 BLUFF ROAD AND 14212 YELLOW BLUFF ROAD, BETWEEN  
8 SETTLEMENT DRIVE AND GARRIS LANE (R.E. NOS.  
9 106374-0750 AND 106375-0200), AS DESCRIBED  
10 HEREIN, OWNED BY G&H LAND AND TIMBER INVESTMENTS,  
11 LLC, LAURA K. HERZOG AND THOMAS P. HERZOG, FROM  
12 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO  
13 RESIDENTIAL LOW DENSITY-40 (RLD-40) DISTRICT, AS  
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
18 EFFECTIVE DATE.  
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20 **WHEREAS,** G&H Land and Timber Investments, LLC, Laura K. Herzog  
21 and Thomas P. Herzog, the owners of approximately 14.4± acres located  
22 in Council District 2 at 14156 Yellow Bluff Road and 14212 Yellow  
23 Bluff Road, between Settlement Drive and Garris Lane (R.E. Nos.  
24 106374-0750 and 106375-0200), as more particularly described in  
25 **Exhibit 1**, dated November 28, 2023, and graphically depicted in  
26 **Exhibit 2**, both of which are attached hereto (the "Subject Property"),  
27 have applied for a rezoning and reclassification of the Subject  
28 Property from Residential Rural-Acre (RR-Acre) District to  
29 Residential Low Density-40 (RLD-40) District; and

30 **WHEREAS,** the Planning and Development Department has  
31 considered the application and has rendered an advisory

1 recommendation; and

2       **WHEREAS**, the Planning Commission, acting as the local planning  
3 agency, has reviewed the application and made an advisory  
4 recommendation to the Council; and

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

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

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

16       **Section 1. Property Rezoned.** The Subject Property is  
17 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
18 District to Residential Low Density-40 (RLD-40) District, as defined  
19 and classified under the Zoning Code, City of Jacksonville, Florida.

20       **Section 2. Owner and Description.** The Subject Property is  
21 owned by G&H Land and Timber Investments, LLC, Laura K. Herzog and  
22 Thomas P. Herzog, and is legally described in **Exhibit 1**, attached  
23 hereto. The applicant is Brian Small, 3948 3<sup>rd</sup> Street South, #116,  
24 Jacksonville, Florida 32250; (843) 384-9333.

25       **Section 3. Disclaimer.** The rezoning granted herein shall  
26 **not** be construed as an exemption from any other applicable local,  
27 state, or federal laws, regulations, requirements, permits or  
28 approvals. All other applicable local, state or federal permits or  
29 approvals shall be obtained before commencement of the development  
30 or use and issuance of this rezoning is based upon acknowledgement,  
31 representation and confirmation made by the applicant(s), owners(s),

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

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

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11 Form Approved:

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13           /s/ Mary E. Staffopoulos          

14 Office of General Counsel

15 Legislation Prepared by: Kaysie Cox

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