

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-590**

5 AN ORDINANCE REZONING APPROXIMATELY 9.66± ACRES
6 LOCATED IN COUNCIL DISTRICT 2 AT 0 YELLOW BLUFF
7 ROAD AND 2726 STARRATT ROAD, AT THE SOUTHWEST
8 CORNER OF THE INTERSECTION OF YELLOW BLUFF ROAD
9 AND STARRATT ROAD (R.E. NO(S). 106168-0040 AND
10 106168-0000), AS DESCRIBED HEREIN, OWNED BY
11 MICHAEL L. MARI, AS TRUSTEE OF THE MARILYN W.
12 MARI LIVING TRUST, DATED NOVEMBER 29, 2007 FROM
13 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
16 PERMIT SINGLE FAMILY DWELLINGS AND DUPLEX
17 DWELLINGS, AS DESCRIBED IN THE STARRATT AND
18 YELLOW BLUFF PUD; PROVIDING A DISCLAIMER THAT THE
19 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
20 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
21 PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS,** Michael L. Mari, as Trustee of the Marilyn W. Mari
24 Living Trust, dated November 29, 2007, the owner of approximately
25 9.66± acres located in Council District 2 at 0 Yellow Bluff Road and
26 2726 Starratt Road, at the southwest corner of the intersection of
27 Yellow Bluff Road and Starratt Road (R.E. No(s). 106168-0040 and
28 106168-0000), as more particularly described in **Exhibit 1**, dated May
29 29, 2025, and graphically depicted in **Exhibit 2**, both of which are
30 attached hereto (the "Subject Property"), has applied for a rezoning
31 and reclassification of the Subject Property from Residential Rural-

1 Acre (RR-Acre) District to Planned Unit Development (PUD) District;
2 and

3 **WHEREAS,** the Planning and Development Department has
4 considered the application and has rendered an advisory
5 recommendation; and

6 **WHEREAS,** the Planning Commission, acting as the local planning
7 agency, has reviewed the application and made an advisory
8 recommendation to the Council; and

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

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

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

20 **Section 1. Property Rezoned.** The Subject Property is hereby
21 rezoned and reclassified from Residential Rural-Acre (RR-Acre)
22 District to Planned Unit Development (PUD) District. This new PUD
23 district shall generally permit single family dwellings and duplex
24 dwellings and is described, shown and subject to the following
25 documents, attached hereto:

26 **Exhibit 1** - Legal Description dated May 29, 2025.

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

28 **Exhibit 3** - Written Description dated June 4, 2025.

29 **Exhibit 4** - Site Plan dated June 5, 2025.

30 **Section 2. Owner and Applicant Description.** The Subject
31 Property is owned by Michael L. Mari, as Trustee of the Marilyn W.

1 Mari Living Trust, dated November 29, 2007, and is legally described
2 in **Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer, Esq.,
3 1 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904)
4 807-0185.

5 **Section 3. Disclaimer.** The rezoning granted herein shall
6 **not** be construed as an exemption from any other applicable local,
7 state, or federal laws, regulations, requirements, permits or
8 approvals. All other applicable local, state or federal permits or
9 approvals shall be obtained before commencement of the development
10 or use and issuance of this rezoning is based upon acknowledgement,
11 representation and confirmation made by the applicant(s), owners(s),
12 developer(s) and/or any authorized agent(s) or designee(s) that the
13 subject business, development and/or use will be operated in strict
14 compliance with all laws. Issuance of this rezoning does **not** approve,
15 promote or condone any practice or act that is prohibited or
16 restricted by any federal, state or local laws.

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

21
22 Form Approved:

23
24 /s/ Dylan Reingold

25 Office of General Counsel

26 Legislation Prepared By: Stephen Nagbe

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