

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-483**

5 AN ORDINANCE REZONING APPROXIMATELY 1.0± ACRES  
6 LOCATED IN COUNCIL DISTRICT 2 AT 14478 YELLOW  
7 BLUFF ROAD, BETWEEN BLUFF ESTATE WAY AND  
8 YELLOW BLUFF ROAD (R.E. NO. 106172-0000), AS  
9 DESCRIBED HEREIN, OWNED BY AMERICAN CLASSIC  
10 HOMES, LLC, FROM RESIDENTIAL RURAL-ACRE (RR-  
11 ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-100A  
12 (RLD-100A) DISTRICT, AS DEFINED AND CLASSIFIED  
13 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER  
14 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
15 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
17

18 **WHEREAS,** American Classic Homes, LLC, the owner of  
19 approximately 1.0± acres located in Council District 2 at 14478  
20 Yellow Bluff Road, between Bluff Estate Way and Yellow Bluff Road  
21 (R.E. No. 106172-0000), as more particularly described in **Exhibit**  
22 **1**, dated July 22, 2020, and graphically depicted in **Exhibit 2**, both  
23 of which are **attached hereto** (Subject Property), has applied for a  
24 rezoning and reclassification of the Subject Property from  
25 Residential Rural-Acre (RR-Acre) District to Residential Low  
26 Density-100A (RLD-100A) District; and

27 **WHEREAS,** the Planning and Development Department has  
28 considered the application and has rendered an advisory  
29 recommendation; and

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

1 recommendation to the Council; and

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

4 **WHEREAS**, taking into consideration the above recommendations  
5 and all other evidence entered into the record and testimony taken  
6 at the public hearings, the Council finds that such rezoning: (1)  
7 is consistent with the *2030 Comprehensive Plan*; (2) furthers the  
8 goals, objectives and policies of the *2030 Comprehensive Plan*; and  
9 (3) is not in conflict with any portion of the City's land use  
10 regulations; now, therefore

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

12 **Section 1. Property Rezoned.** The Subject Property is  
13 hereby rezoned and reclassified from Residential Rural-Acre (RR-  
14 Acre) District to Residential Low Density-100A (RLD-100A) District,  
15 as defined and classified under the Zoning Code, City of  
16 Jacksonville, Florida.

17 **Section 2. Owner and Description.** The Subject Property  
18 is owned by American Classic Homes, LLC, and is described in  
19 **Exhibit 1, attached hereto.** The agent is Taylor Mejia, 800 West  
20 Monroe Street, Jacksonville, Florida 32202; (904) 396-9963.

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

1 that is prohibited or restricted by any federal, state or local  
2 laws.

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

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8 Form Approved:

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10             /s/ Shannon K. Eller      

11 Office of General Counsel

12 Legislation Prepared By: Erin Abney

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