

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-672**

5 AN ORDINANCE REZONING APPROXIMATELY 46.00± ACRES  
6 LOCATED IN COUNCIL DISTRICT 2 AT 1941, 1955,  
7 1981, 1984, 2005, 2012, 2032, 2033, 2049, 2109,  
8 2110, 2123, 2128, 2230, 2241 AND 2248 AND 0  
9 YELLOW BLUFF ROAD, 15719 YELLOW BLUFF ROAD, EAST  
10 OF YELLOW BLUFF ROAD (R.E. NOS. 106151-0011,  
11 106151-0035, 106151-0018, 106151-0016, 106151-  
12 0015, 106151-0025, 106151-0013, 106151-0080,  
13 106151-0012, 106151-0022, 106151-0000 (A  
14 PORTION), 106151-0014, 106154-0030, 106154-0020,  
15 AND 106151-0035, 106150-0940, 106150-0970,  
16 106150-1000, 106151-0024), OWNED BY DONALDSON  
17 INVESTMENTS, LLC, AS DESCRIBED HEREIN, FROM  
18 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT AND  
19 RESIDENTIAL LOW DENSITY-100A (RLD-100A) DISTRICT  
20 TO RESIDENTIAL LOW DENSITY-50 (RLD-50) DISTRICT,  
21 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
22 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
23 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-5948-  
24 24C; PROVIDING A DISCLAIMER THAT THE REZONING  
25 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
26 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
27 PROVIDING AN EFFECTIVE DATE.  
28

29 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
30 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
31 portions of the Future Land Use Map series (FLUMs) in order to ensure

1 the accuracy and internal consistency of the plan, pursuant to  
2 companion application L-5948-24C; and

3 **WHEREAS**, in order to ensure consistency of zoning district with  
4 the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
5 Amendment L-5948-24C, an application to rezone and reclassify from  
6 Residential Rural-Acre (RR-Acre) District and Residential Low  
7 Density-100A (RLD-100A) District to Residential Low Density-50 (RLD-  
8 50) was filed by Brian Small, on behalf of the owner of approximately  
9 46.00± acres of certain real property in Council District 2, as more  
10 particularly described in Section 1; and

11 **WHEREAS**, the Planning and Development Department, in order to  
12 ensure consistency of this zoning district with the *2045 Comprehensive*  
13 *Plan*, has considered the rezoning and has rendered an advisory  
14 opinion; and

15 **WHEREAS**, the Planning Commission has considered the application  
16 and has rendered an advisory opinion; and

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

20 **WHEREAS**, the City Council, after due notice, held a public  
21 hearing, and taking into consideration the above recommendations as  
22 well as all oral and written comments received during the public  
23 hearings, the Council finds that such rezoning is consistent with the  
24 *2045 Comprehensive Plan* adopted under the comprehensive planning  
25 ordinance for future development 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 46.00± acres are located in Council District 2 at 1941,  
30 1955, 1981, 1984, 2005, 2012, 2032, 2033, 2049, 2109, 2110, 2123,  
31 2128, 2230, 2241 and 2248 and 0 Yellow Bluff Road, 15719 Yellow Bluff

1 Road, east of Yellow Bluff Road (R.E. Nos. 106151-0011, 106151-0035,  
2 106151-0018, 106151-0016, 106151-0015, 106151-0025, 106151-0013,  
3 106151-0080, 106151-0012, 106151-0022, 106151-0000 (a portion),  
4 106151-0014, 106154-0030, 106154-0020, and 106151-0035, 106150-0940,  
5 106150-0970, 106150-1000, 106151-0024), as more particularly  
6 described in **Exhibit 1**, dated May 15, 2024, and graphically depicted  
7 in **Exhibit 2**, both of which are attached hereto and incorporated  
8 herein by this reference (the "Subject Property").

9 **Section 2. Owner and Applicant Description.** The Subject  
10 Property is owned by Donaldson Investments, LLC. The applicant is  
11 Brian Small, 3948 3rd Street S., 116, Jacksonville, Florida, 32250;  
12 (843) 384-9333.

13 **Section 3. Property Rezoned.** The Subject Property,  
14 pursuant to adopted companion Small-Scale Amendment Application L-  
15 5948-24C, is hereby rezoned and reclassified from Residential Rural-  
16 Acre (RR-Acre) District and Residential Low Density-100A (RLD-100A)  
17 District to Residential Low Density-50 (RLD-50) District.

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

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

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

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

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12 Form Approved:

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14           /s/ Dylan Reingold          

15 Office of General Counsel

16 Legislation Prepared By: Connor Corrigan

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