

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-297**

5 AN ORDINANCE REZONING APPROXIMATELY 9.92± ACRES  
6 LOCATED IN COUNCIL DISTRICT 2 AT 16567 YELLOW  
7 BLUFF ROAD, BETWEEN EAGLE BEND BOULEVARD AND OAK  
8 PRESERVE DRIVE (R.E. NO. 106119-0000 (PORTION)),  
9 OWNED BY CHASE A. TUCKER, AS DESCRIBED HEREIN,  
10 FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT  
11 TO RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT,  
12 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
13 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
14 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-5440-  
15 20C; PROVIDING A DISCLAIMER THAT THE REZONING  
16 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
17 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN EFFECTIVE DATE.  
19

20 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
21 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
22 portions of the Future Land Use Map series (FLUMs) in order to ensure  
23 the accuracy and internal consistency of the plan, pursuant to  
24 application L-5440-20C and companion land use Ordinance 2020-296; and

25 **WHEREAS,** in order to ensure consistency of zoning district with  
26 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
27 Amendment L-5440-20C, an application to rezone and reclassify from  
28 Residential Rural-Acre (RR-ACRE) District to Residential Low Density-  
29 60 (RLD-60) District was filed by Curtis L. Hart, on behalf of the  
30 owner of approximately 9.92± acres of certain real property in Council  
31 District 2, as more particularly described in Section 1; and

1           **WHEREAS**, the Planning and Development Department, in order to  
2 ensure consistency of this zoning district with the *2030 Comprehensive*  
3 *Plan*, has considered the rezoning and has rendered an advisory  
4 opinion; and

5           **WHEREAS**, the Planning Commission has considered the application  
6 and has rendered an advisory opinion; and

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

10           **WHEREAS**, the City Council, after due notice, held a public  
11 hearing, and taking into consideration the above recommendations as  
12 well as all oral and written comments received during the public  
13 hearings, the Council finds that such rezoning is consistent with the  
14 *2030 Comprehensive Plan* adopted under the comprehensive planning  
15 ordinance for future development of the City of Jacksonville; now,  
16 therefore

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

18           **Section 1.           Subject Property Location and Description.** The  
19 approximately 9.92± acres (R.E. No. 106119-0000 (portion)) are  
20 located in Council District 2 at 16567 Yellow Bluff Road, between  
21 Eagle Bend Boulevard and Oak Preserve Drive, as more particularly  
22 described in **Exhibit 1**, dated April 17, 2020, and graphically depicted  
23 in **Exhibit 2**, both of which are **attached hereto** and incorporated  
24 herein by this reference (Subject Property).

25           **Section 2.           Owner and Applicant Description.** The Subject  
26 Property is owned by Chase A. Tucker. The applicant is Curtis L.  
27 Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904) 993-5008.

28           **Section 3.           Property Rezoned.** The Subject Property,  
29 pursuant to adopted companion Small-Scale Amendment Application L-  
30 5440-20C, is hereby rezoned and reclassified from Residential Rural-  
31 Acre (RR-ACRE) District to Residential Low Density-60 (RLD-60)



1 Legislation Prepared By: Connie Quinto

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