

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-494

AN ORDINANCE REZONING APPROXIMATELY 19.40± ACRES LOCATED IN COUNCIL DISTRICT 2 AT 15605 YELLOW BLUFF ROAD AND 1530, 1550, 1560, 1580, AND 1610 JAKE ROAD, EAST OF YELLOW BLUFF ROAD (R.E. NO(S). 106150-0900, 106150-0910, 106150-1010, 106151-0001, 106151-0061, AND A PORTION OF 106150-1020), OWNED BY DONALDSON INVESTMENTS, LLC, AS DESCRIBED HEREIN, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT AND RESIDENTIAL LOW DENSITY-100A (RLD-100A) TO RESIDENTIAL LOW DENSITY-50 (RLD-50) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION NUMBER L-6042-25C; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville adopted a Small-Scale Amendment to the *2045 Comprehensive Plan* for the purpose of revising portions of the Future Land Use Map series (FLUMS) in order to ensure the accuracy and internal consistency of the plan, pursuant to companion application L-6042-25C; and

WHEREAS, in order to ensure consistency of zoning district with the *2045 Comprehensive Plan* and the adopted companion Small-Scale Amendment L-6042-25C, an application to rezone and reclassify from Residential Rural-Acre (RR-Acre) District and Residential Low

1 Density-100A (RLD-100A) to Residential Low Density-50 (RLD-50) was
2 filed by Brian Small, on behalf of the owners of approximately 19.40±
3 acres of certain real property in Council District 2, as more
4 particularly described in Section 1; and

5 **WHEREAS**, the Planning and Development Department, in order to
6 ensure consistency of this zoning district with the *2045 Comprehensive*
7 *Plan*, has considered the rezoning and has rendered an advisory
8 opinion; and

9 **WHEREAS**, the Planning Commission has considered the application
10 and has rendered an advisory opinion; and

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

14 **WHEREAS**, the City Council, after due notice, held a public
15 hearing, and taking into consideration the above recommendations as
16 well as all oral and written comments received during the public
17 hearings, the Council finds that such rezoning is consistent with the
18 *2045 Comprehensive Plan* adopted under the comprehensive planning
19 ordinance for future development of the City of Jacksonville; now,
20 therefore

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

22 **Section 1. Subject Property Location and Description.** The
23 approximately 19.40± acres are located in Council District 2 at 15605
24 Yellow Bluff Road and 1530, 1550, 1560, 1580, and 1610 Jake Road,
25 east of Yellow Bluff Road (R.E. No(s). 106150-0900, 106150-0910,
26 106150-1010, 106151-0001, 106151-0061, and a portion of 106150-1020),
27 as more particularly described in **Exhibit 1**, dated May 5, 2025, and
28 graphically depicted in **Exhibit 2**, both of which are attached hereto
29 and incorporated herein by this reference (the "Subject Property").

30 **Section 2. Owner and Applicant Description.** The Subject
31 Property is owned by Donaldson Investments, LLC. The applicant is

Brian Small, 3948 3rd Street South, 116, Jacksonville, Florida, 32250;
(843) 384-9333.

Section 3. Property Rezoned. The Subject Property, pursuant to adopted companion Small-Scale Amendment Application L-6042-25C, is hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre) District and Residential Low Density-100A (RLD-100A) to Residential Low Density-50 (RLD-50).

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

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

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

1 Form Approved:

2

3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Connor Corrigan

6 GC-#1697864-v1-2025-494_(Z-6258).docx