

**LAND USE AND ZONING COMMITTEE AMENDMENT**

The Land Use and Zoning Committee offers the following amendment to File No. 2026-290:

- (1) On **page 1, line 22**, after "PUD," **insert** "PUD SUBJECT TO CONDITIONS,";
- (2) On **page 3, line 18½**, insert a new Section 2 to read as follows:

**"Section 2. Rezoning Approved Subject to Conditions.** This rezoning is approved subject to the following conditions. Such conditions control over the Written Description and the Site Plan and may only be amended through a rezoning:

- (1) Unless waived by the Chief of Traffic Engineering or their designee, a traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of the Transportation Planning Division (or their designee), and the Chief of Traffic Engineering (or their designee).
- (2) A twenty-five (25) foot wide natural vegetated buffer will be maintained along the property at 14869 Yellow Water Lane, Jacksonville, FL 32234

(RE#:002280-0030). Any fence erected along said property line shall be on the development side of the buffer.

(3) In the event the property located at 0 Yellow Water Road, Jacksonville, FL 32244 (RE#: 002272-0030) is developed before the property located at 4600 Yellow Water Road, Jacksonville, FL 32234 (RE#: 002272-0100), a minimum six (6) foot tall and 85% opaque fence shall be installed along the property line between these two properties.”;

(3) Renumber the remaining Sections accordingly;

(4) On **page 1, line 1**, amend the introductory sentence to add that the bill was amended as reflected herein.

Form Approved:

          /s/ Terrence Harvey          

Office of General Counsel

Legislation Prepared By: Terrence L. Harvey

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