

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-289**

5 AN ORDINANCE ADOPTING A LARGE-SCALE AMENDMENT TO
6 THE FUTURE LAND USE MAP SERIES OF THE 2045
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND
8 USE DESIGNATION FROM AGRICULTURE (AGR) IN THE
9 RURAL AREA TO LOW DENSITY RESIDENTIAL (LDR) IN
10 THE SUBURBAN DEVELOPMENT AREA ON 160.23± ACRES
11 AND RURAL RESIDENTIAL (RR) IN THE RURAL AREA TO
12 LOW DENSITY RESIDENTIAL (LDR) IN THE SUBURBAN
13 DEVELOPMENT AREA ON 30.06± ACRES, FOR A TOTAL OF
14 APPROXIMATELY 190.29± ACRES, LOCATED IN COUNCIL
15 DISTRICT 12 AT 0, 4150 4282, 4300, 4518, 4534,
16 4536, 4560, AND 4600 YELLOW WATER ROAD, NORTH OF
17 NORMANDY BOULEVARD (R.E. NO(S). 002272-0010,
18 002272-0020, 002272-0030, 002272-0040, 002272-
19 0045, 002272-0070, 002272-0100, 002275-0020,
20 002275-0034, 002275-0115, 002275-0510 AND
21 002275-0515), OWNED BY JOHN BENTON AS TRUSTEE OF
22 THE YELLOW WATER LAND TRUST, KELLI W. DAVIS, OUR
23 CHOICE INVESTMENTS, LLC, LAWRENCE C. AND TAMMY
24 HOWELL, KENNETH MONROE, JR., WILLIAM KING, JUSTIN
25 AND ELAINA WILLIAMSON, JOSH R. CREWS, AND EDWARD
26 K. AND LAURA A. RHODEN, AS MORE PARTICULARLY
27 DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER
28 L-5989-24A; PROVIDING A DISCLAIMER THAT THE
29 AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED
30 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
31 PROVIDING AN EFFECTIVE DATE.

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2 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
3 *Ordinance Code*, Application Number L-5989-24A, requesting a revision
4 to the Future Land Use Map series of the *2045 Comprehensive Plan* to
5 change the future land use designation from Agriculture (AGR) in the
6 Rural Area to Low Density Residential (LDR) in the Suburban
7 Development Area on 160.23± acres and Rural Residential (RR) in the
8 Rural Area to Low Density Residential (LDR) in the Suburban
9 Development Area on 30.06± acres, for a total of approximately 190.29±
10 acres, has been filed by Cyndy Trimmer, Esq., on behalf of the owners
11 of certain real property located in Council District 12, as more
12 particularly described in Section 2; and

13 **WHEREAS**, the City, by the adoption of Ordinance 2025-307-E,
14 approved this Large-Scale Amendment to the *2045 Comprehensive Plan*
15 for transmittal to the Florida Department of Commerce ("DOC")
16 (formerly the Department of Economic Opportunity), as the State Land
17 Planning Agency, and other required state agencies, for review and
18 comment; and

19 **WHEREAS**, by various letters and e-mails, the DOC and other state
20 reviewing agencies transmitted their comments, if any, regarding this
21 proposed amendment; and

22 **WHEREAS**, the Planning and Development Department reviewed the
23 proposed revision and application, considered all comments received,
24 prepared a written report, and rendered an advisory recommendation
25 to the Council with respect to this proposed amendment; and

26 **WHEREAS**, the Planning Commission, acting as the Local Planning
27 Agency ("LPA"), held a public hearing on this proposed amendment,
28 with due public notice having been provided, and having reviewed and
29 considered all comments during the public hearing, made its
30 recommendation to the City Council; and

31 **WHEREAS**, pursuant to Section 650.406, *Ordinance Code*, the Land

1 Use and Zoning ("LUZ") Committee held a public hearing on this
2 proposed amendment, and made its recommendation to the City Council;
3 and

4 **WHEREAS**, pursuant to Section 163.3184(3), *Florida Statutes*, and
5 Chapter 650, Part 4, *Ordinance Code*, the City Council held a public
6 hearing, with public notice having been provided, on this proposed
7 amendment to the *2045 Comprehensive Plan*; and

8 **WHEREAS**, the City Council further considered all oral and
9 written comments received during public hearings, including the data
10 and analysis portions of this proposed amendment to the *2045*
11 *Comprehensive Plan*, the recommendations of the Planning and
12 Development Department, the LPA, the LUZ Committee, and the comments,
13 if any, of the DOC and the other state reviewing agencies; and

14 **WHEREAS**, in the exercise of its authority, the City Council has
15 determined it necessary and desirable to adopt this proposed amendment
16 to the *2045 Comprehensive Plan* to preserve and enhance present
17 advantages, encourage the most appropriate use of land, water, and
18 resources consistent with the public interest, overcome present
19 deficiencies, and deal effectively with future problems which may
20 result from the use and development of land within the City of
21 Jacksonville; now, therefore

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

23 **Section 1. Purpose and Intent.** This Ordinance is adopted
24 to carry out the purpose and intent of, and exercise the authority
25 set out in, the Community Planning Act, Sections 163.3161 through
26 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as
27 amended.

28 **Section 2. Subject Property Location and Description.** The
29 approximately 190.29± acres are located in Council District 12 at 0,
30 4150, 4282, 4300, 4518, 4534, 4536, 4560, and 4600 Yellow Water Road,
31 north of Normandy Boulevard (R.E. No(s). 002272-0010, 002272-0020,

1 002272-0030, 002272-0040, 002272-0045, 002272-0070, 002272-0100,
2 002275-0020, 002275-0034, 002275-0115, 002275-0510 and 002275-0515),
3 as more particularly described in **Exhibit 1**, dated April 3, 2025, and
4 graphically depicted in **Exhibit 2**, both of which are attached hereto
5 and incorporated herein by this reference (the "Subject Property").

6 **Section 3. Owner and Applicant Description.** The Subject
7 Property is owned by John Benton as Trustee of The Yellow Water Land
8 Trust, Kelli W. Davis, Our Choice Investments, LLC, Lawrence C. and
9 Tammy Howell, Kenneth Monroe, Jr., William King, Justin and Elaina
10 Williamson, Josh R. Crews, and Edward K. and Laura A. Rhoden. The
11 applicant is Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200,
12 Jacksonville, Florida, 32202; (904) 807-0185; ckt@drivermcafee.com.

13 **Section 4. Adoption of Large-Scale Land Use Amendment.** The
14 City Council hereby adopts a proposed Large-Scale revision to the
15 Future Land Use Map series of the *2045 Comprehensive Plan* by changing
16 the Future Land Use designation of the Subject Property from
17 Agriculture (AGR) in the Rural Area to Low Density Residential (LDR)
18 in the Suburban Development Area on 160.23± acres and Rural
19 Residential (RR) in the Rural Area to Low Density Residential (LDR)
20 in the Suburban Development Area on 30.06± acres, for a total of
21 approximately 190.29± acres, pursuant to Application Number L-5989-
22 24A.

23 **Section 5. Applicability, Effect and Legal Status.** The
24 applicability and effect of the *2045 Comprehensive Plan*, as herein
25 amended, shall be as provided in the Community Planning Act, Sections
26 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All
27 development undertaken by, and all actions taken in regard to,
28 development orders by governmental agencies in regard to land which
29 is subject to the *2045 Comprehensive Plan*, as herein amended, shall
30 be consistent therewith as of the effective date of this amendment
31 to the plan.

1 **Section 6. Effective Date of this Plan Amendment.** Unless
2 this plan amendment is timely challenged under the procedures set
3 forth in Section 163.3184(3), *Florida Statutes*, this plan amendment
4 shall be effective thirty-one (31) days after DOC notifies the City
5 that the plan amendment or plan amendment package is complete. If
6 this plan amendment is timely challenged under Section 163.3184(3),
7 *Florida Statutes*, this plan amendment shall become effective when the
8 DOC or the Administration Commission enters a final order determining
9 the adopted amendment to be in compliance. If this plan amendment
10 is found not to be in compliance under the standards and procedures
11 set forth in Chapter 163, Part II, *Florida Statutes*, then this plan
12 amendment shall become effective only by further action by the City
13 Council. No development orders, development permits, or land uses
14 dependent on this amendment may be issued or commence before it has
15 become effective.

16 **Section 7. Disclaimer.** The amendment granted herein shall
17 not be construed as an exemption from any other applicable local,
18 state, or federal laws, regulations, requirements, permits or
19 approvals. All other applicable local, state or federal permits or
20 approvals shall be obtained before commencement of the development
21 or use and issuance of this amendment is based upon acknowledgement,
22 representation and confirmation made by the applicant(s), owner(s),
23 developer(s) and/or any authorized agent(s) or designee(s) that the
24 subject business, development and/or use will be operated in strict
25 compliance with all laws. Issuance of this amendment does not approve,
26 promote or condone any practice or act that is prohibited or
27 restricted by any federal, state or local laws.

28 **Section 8. Effective Date.** This Ordinance shall become
29 effective upon signature by the Mayor or upon becoming effective
30 without the Mayor's signature.
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1 Form Approved:

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3 /s/ Terrence Harvey

4 Office of General Counsel

5 Legislation Prepared By: Eric Hinton

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