

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-786**

5 AN ORDINANCE REZONING APPROXIMATELY 587.25±  
6 ACRES LOCATED IN COUNCIL DISTRICT 12 AT 0 YELLOW  
7 WATER ROAD, 0 NORMANDY BOULEVARD AND 14461  
8 NORMANDY BOULEVARD, BETWEEN YELLOW WATER ROAD AND  
9 BICENTENNIAL DRIVE (R.E. NOS. 002275-0000,  
10 002289-0000, 002267-0000, 002286-5000, 002313-  
11 0120 AND 002313-0090), OWNED BY YELLOW WATER LAND  
12 HOLDINGS, LLC, EDWARD ELIAS AND RIMA ELIAS, AS  
13 DESCRIBED HEREIN, FROM PLANNED UNIT DEVELOPMENT  
14 (PUD) DISTRICT (2006-1156-E) AND AGRICULTURE  
15 (AGR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
16 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
17 ZONING CODE, TO PERMIT RESIDENTIAL AND COMMERCIAL  
18 USES, AS DESCRIBED IN THE REVISED BRIDLE CREEK  
19 PUD, PURSUANT TO FUTURE LAND USE MAP SERIES  
20 (FLUMS) SMALL-SCALE AMENDMENT APPLICATION NUMBER  
21 L-5750-22C; PROVIDING A DISCLAIMER THAT THE  
22 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
23 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
24 PROVIDING AN EFFECTIVE DATE.  
25

26 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
27 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
28 portions of the Future Land Use Map series (FLUMS) in order to ensure  
29 the accuracy and internal consistency of the plan, pursuant to  
30 companion application L-5750-22C; and

31 **WHEREAS**, in order to ensure consistency of zoning district with

1 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
2 Amendment L-5750-22C, an application to rezone and reclassify from  
3 Planned Unit Development (PUD) District (2006-1156-E) and Agriculture  
4 (AGR) District to Planned Unit Development (PUD) District was filed  
5 by Paul Harden, Esq., on behalf of the owners of approximately 587.25±  
6 acres of certain real property in Council District 12, as more  
7 particularly described in Section 1; and

8 **WHEREAS**, the Planning and Development Department, in order to  
9 ensure consistency of this zoning district with the *2030 Comprehensive*  
10 *Plan*, has considered the rezoning and has rendered an advisory  
11 opinion; and

12 **WHEREAS**, the Planning Commission has considered the application  
13 and has rendered an advisory opinion; and

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

17 **WHEREAS**, the City Council, after due notice, held a public  
18 hearing, and taking into consideration the above recommendations as  
19 well as all oral and written comments received during the public  
20 hearings, the Council finds that such rezoning is consistent with the  
21 *2030 Comprehensive Plan* adopted under the comprehensive planning  
22 ordinance for future development of the City of Jacksonville; and

23 **WHEREAS**, the Council finds that the proposed PUD does not affect  
24 adversely the orderly development of the City as embodied in the  
25 *Zoning Code*; will not affect adversely the health and safety of  
26 residents in the area; will not be detrimental to the natural  
27 environment or to the use or development of the adjacent properties  
28 in the general neighborhood; and the proposed PUD will accomplish the  
29 objectives and meet the standards of Section 656.340 (Planned Unit  
30 Development) of the *Zoning Code* of the City of Jacksonville; now,  
31 therefore

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

2           **Section 1.           Subject Property Location and Description.** The  
3 approximately 587.25± acres are located in Council District 12 at 0  
4 Yellow Water Road, 0 Normandy Boulevard and 14461 Normandy Boulevard,  
5 between Yellow Water Road and Bicentennial Drive (R.E. Nos. 002275-  
6 0000, 002289-0000, 002267-0000, 002286-5000, 002313-0120 and 002313-  
7 0090), as more particularly described in **Exhibit 1**, dated July 1,  
8 2022, and graphically depicted in **Exhibit 2**, both of which are  
9 attached hereto and incorporated herein by this reference (the  
10 "Subject Property").

11           **Section 2.           Owner and Applicant Description.** The Subject  
12 Property is owned by Yellow Water Land Holdings, LLC, Edward Elias  
13 and Rima Elias. The applicant is Paul Harden, Esq., 1431 Riverplace  
14 Boulevard, Suite 901, Jacksonville, Florida 32207; (904) 396-5731.

15           **Section 3.           Property Rezoned.** The Subject Property,  
16 pursuant to adopted companion Small-Scale Amendment Application L-  
17 5750-22C, is hereby rezoned and reclassified from Planned Unit  
18 Development (PUD) District (2006-1156-E) and Agriculture (AGR)  
19 District to Planned Unit Development (PUD) District. This new PUD  
20 district shall generally permit residential and commercial uses and  
21 is described, shown and subject to the following documents, attached  
22 hereto:

23 **Exhibit 1** - Legal Description dated July 1, 2022.

24 **Exhibit 2** - Subject Property per P&DD.

25 **Exhibit 3** - Written Description dated September 14, 2022.

26 **Exhibit 4** - Site Plan dated July 5, 2022.

27           **Section 4.           Contingency.** This rezoning shall not become  
28 effective until thirty-one (31) days after adoption of the companion  
29 Small-Scale Amendment; and further provided that if the companion  
30 Small-Scale Amendment is challenged by the state land planning agency,  
31 this rezoning shall not become effective until the state land planning

1 agency or the Administration Commission issues a final order  
2 determining the companion Small-Scale Amendment is in compliance with  
3 Chapter 163, *Florida Statutes*.

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

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

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21 Form Approved:

22  
23           /s/ Mary E. Staffopoulos          

24 Office of General Counsel

25 Legislation Prepared By: Erin Abney

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