

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-859-E**

5 AN ORDINANCE TRANSMITTING TO THE STATE OF
6 FLORIDA'S VARIOUS AGENCIES FOR REVIEW, A
7 PROPOSED LARGE-SCALE REVISION TO THE FUTURE LAND
8 USE MAP SERIES OF THE 2045 COMPREHENSIVE PLAN TO
9 CHANGE THE FUTURE LAND USE DESIGNATION FROM
10 RURAL RESIDENTIAL (RR) IN THE RURAL DEVELOPMENT
11 AREA TO LOW DENSITY RESIDENTIAL (LDR) IN THE
12 SUBURBAN DEVELOPMENT AREA ON APPROXIMATELY
13 337.29± ACRES LOCATED IN COUNCIL DISTRICT 12 AT
14 0 YELLOW WATER ROAD, NORTH OF NORMANDY
15 BOULEVARD, BETWEEN YELLOW WATER ROAD AND POW-
16 MIA MEMORIAL PARKWAY, (R.E. NO(S). 002275-0005),
17 AS MORE PARTICULARLY DESCRIBED HEREIN, OWNED BY
18 YELLOW WATER LAND HOLDINGS, LLC, PURSUANT TO
19 APPLICATION NUMBER L-6082-25A; INCLUDING A
20 REVISION TO THE DEVELOPMENT AREAS MAP; PROVIDING
21 A DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN
22 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
23 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
24 DATE.

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26 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
27 *Ordinance Code*, Application Number L-6082-25A requesting a revision
28 to the Future Land Use Map series of the *2045 Comprehensive Plan* to
29 change the future land use designation from Rural Residential (RR)
30 in the Rural Development Area to Low Density Residential (LDR) in the
31 Suburban Development Area, has been filed by Paul Harden, Esq., on

1 behalf of the owner of certain real property located in Council
2 District 12, as more particularly described in Section 2; and

3 **WHEREAS**, the Planning and Development Department reviewed the
4 proposed revision and application, held a public information workshop
5 on this proposed amendment to the *2045 Comprehensive Plan*, with due
6 public notice having been provided, and having reviewed and considered
7 all comments received during the public workshop, has prepared a
8 written report and rendered an advisory recommendation to the Council
9 with respect to this proposed amendment; and

10 **WHEREAS**, the Planning Commission, acting as the Local Planning
11 Agency (LPA), held a public hearing on this proposed amendment, with
12 due public notice having been provided, reviewed and considered all
13 comments received during the public hearing and made its
14 recommendation to the City Council; and

15 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public
16 hearing on this proposed amendment pursuant to Chapter 650, Part 4,
17 *Ordinance Code*, and having considered all written and oral comments
18 received during the public hearing, has made its recommendation to
19 the Council; and

20 **WHEREAS**, the City Council held a public hearing on this proposed
21 amendment with public notice having been provided, pursuant to Section
22 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
23 *Code*, and having considered all written and oral comments received
24 during the public hearing, the recommendations of the Planning and
25 Development Department, the LPA, and the LUZ Committee, desires to
26 transmit this proposed amendment through the State's Expedited State
27 Review Process for amendment review to the Florida Department of
28 Commerce, as the State Land Planning Agency, the Northeast Florida
29 Regional Council, the Florida Department of Transportation, the St.
30 Johns River Water Management District, the Florida Department of
31 Environmental Protection, the Florida Fish and Wildlife Conservation

1 Commission, the Department of State's Bureau of Historic
2 Preservation, the Florida Department of Education, the Department of
3 Agriculture and Consumer Services, and to the commanding officers of
4 Naval Air Station Jacksonville, Marine Corps Support Facility - Blount
5 Island, Outlying Land Field Whitehouse, and Naval Station Mayport;
6 now, therefore

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

8 **Section 1. Purpose and Intent.** The Council hereby approves
9 for transmittal to the various state agencies for review a proposed
10 large-scale revision to the Future Land Use Map series of the 2045
11 *Comprehensive Plan* by changing the future land use designation from
12 Rural Residential (RR) in the Rural Development Area to Low Density
13 Residential (LDR) in the Suburban Development Area, pursuant to
14 Application Number L-6082-25A.

15 **Section 2. Subject Property Location and Description.** The
16 approximately 337.29± acres are located in Council District 12 at 0
17 Yellow Water Road, between Yellow Water Road and POA-MIA Memorial
18 Parkway, (R.E. No(s). 002275-0005), as more particularly described
19 in **Exhibit 1**, dated October 16, 2025, and graphically depicted in
20 **Exhibit 2**, both of which are attached hereto and incorporated herein
21 by this reference (the "Subject Property").

22 **Section 3. Owner and Applicant Description.** The Subject
23 Property is owned by Yellow Water Land Holdings, LLC. The applicant
24 is Paul Harden, Esq., 1431 Riverplace Boulevard, Suite 901,
25 Jacksonville, Florida, 32207; (904) 396-5731.

26 **Section 4. Development Areas Map.** This transmittal
27 includes a proposed revision to the Development Areas Map adopted as
28 Map 6 of the Future Land Use Series of the 2045 *Comprehensive Plan*,
29 as depicted in **Exhibit 3**, attached hereto.

30 **Section 5. Disclaimer.** The transmittal granted herein
31 shall not be construed as an exemption from any other applicable

1 local, state, or federal laws, regulations, requirements, permits or
2 approvals. All other applicable local, state or federal permits or
3 approvals shall be obtained before commencement of the development
4 or use and issuance of this transmittal is based upon acknowledgement,
5 representation and confirmation made by the applicant(s), owner(s),
6 developer(s) and/or any authorized agent(s) or designee(s) that the
7 subject business, development and/or use will be operated in strict
8 compliance with all laws. Issuance of this transmittal does **not**
9 approve, promote or condone any practice or act that is prohibited
10 or restricted by any federal, state or local laws.

11 **Section 6. Effective Date.** This Ordinance shall become
12 effective upon signature by the Mayor or upon becoming effective
13 without the Mayor's signature.

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17 Form Approved:

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19 /s/ Dylan Reingold

20 Office of General Counsel

21 Legislation Prepared By: Maddie Read

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