

1 Introduced and amended by the Land Use and Zoning Committee:

4 **ORDINANCE 2026-290-E**

5 AN ORDINANCE REZONING APPROXIMATELY 112.50±
6 ACRES LOCATED IN COUNCIL DISTRICT 12 AT 0, 4150
7 4282, 4518, 4534, 4536, 4560, AND 4600 YELLOW
8 WATER ROAD, NORTH OF NORMANDY BOULEVARD (R.E.
9 NO(S). 002272-0010, 002272-0030, 002272- 0040,
10 002272-0045, 002272-0070, 002272-0100, 002275-
11 0020, 002275-0510 AND 002275-0515), AS
12 DESCRIBED HEREIN, OWNED BY JOHN BENTON AS
13 TRUSTEE OF THE YELLOW WATER LAND TRUST, KELLI
14 W. DAVIS, OUR CHOICE INVESTMENTS, LLC, LAWRENCE
15 C. AND TAMMY HOWELL, WILLIAM KING, JUSTIN AND
16 ELAINA WILLIAMSON, JOSH R. CREWS, EDWARD K. AND
17 LAURA A. RHODEN, AND 4534 YELLOW WATER ROAD,
18 LLC, FROM AGRICULTURE (AGR) DISTRICT TO PLANNED
19 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
20 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
21 SINGLE-FAMILY DWELLINGS, AS DESCRIBED IN THE
22 YELLOW WATER RESIDENTIAL PUD, PUD SUBJECT TO
23 CONDITIONS, PURSUANT TO FUTURE LAND USE MAP
24 SERIES (FLUMS) LARGE-SCALE AMENDMENT APPLICATION
25 L-5989-24A; PROVIDING CONTINGENCY; PROVIDING A
26 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
27 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
28 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

29
30 **WHEREAS,** the City of Jacksonville adopted a Large-Scale
31 Amendment to its *Comprehensive Plan* for the purpose of revising

1 portions of the Future Land Use Map Series (FLUMS) in order to ensure
2 the accuracy and internal consistency of the plan, pursuant to
3 Ordinance 2026-258-E; and

4 **WHEREAS**, in order to ensure consistency of the zoning district
5 with the *2045 Comprehensive Plan* and Large-Scale Amendment L-5989-
6 24A adopted by Ordinance 2026-258-E, an application to rezone and
7 reclassify the property has been filed by Cyndy Trimmer, Esq. on
8 behalf of the owners; and

9 **WHEREAS**, John Benton as Trustee of The Yellow Water Land
10 Trust, Kelli W. Davis, Our Choice Investments, LLC, Lawrence C.
11 And Tammy Howell, William King, Justin and Elaina Williamson, Josh
12 R. Crews, Edward K. And Laura A. Rhoden, and 4534 Yellow Water Road,
13 LLC, the owners of approximately 112.50± acres located in Council
14 District 12 at 0, 4150 4282, 4518, 4534, 4536, 4560, and 4600 Yellow
15 Water Road, north of Normandy Boulevard (R.E. No(s). 002272-0010,
16 002272-0030, 002272- 0040, 002272-0045, 002272-0070, 002272-0100,
17 002275-0020, 002275-0510 and 002275-0515), as more particularly
18 described in **Exhibit 1**, dated November 20, 2025, and graphically
19 depicted in **Exhibit 2**, both of which are attached hereto (the "Subject
20 Property"), has applied for a rezoning and reclassification of the
21 Subject Property from Agriculture (AGR) District to Planned Unit
22 Development (PUD) District, as described in Section 1 below; and

23 **WHEREAS**, the Planning Commission, acting as the local planning
24 agency, has reviewed the application and made an advisory
25 recommendation to the Council; and

26 **WHEREAS**, the Land Use and Zoning Committee, after due notice and
27 public hearing, has made its recommendation to the Council; and

28 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
29 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives
30 and policies of the *2045 Comprehensive Plan*; and (3) is not in
31 conflict with any portion of the City's land use regulations; and

1 **WHEREAS**, the Council finds the proposed rezoning does not
2 adversely affect the orderly development of the City as embodied in
3 the Zoning Code; will not adversely affect the health and safety of
4 residents in the area; will not be detrimental to the natural
5 environment or to the use or development of the adjacent properties
6 in the general neighborhood; and will accomplish the objectives and
7 meet the standards of Section 656.340 (Planned Unit Development) of
8 the Zoning Code; now, therefore

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

10 **Section 1. Property Rezoned.** The Subject Property is
11 hereby rezoned and reclassified from Agriculture (AGR) District to
12 Planned Unit Development (PUD) District. This new PUD district shall
13 generally permit single family dwellings, and is described, shown and
14 subject to the following documents, attached hereto:

15 **Exhibit 1** - Legal Description dated November 20, 2025.

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

17 **Exhibit 3** - Written Description dated January 23, 2026.

18 **Exhibit 4** - Site Plan dated January 14, 2026.

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

23 (1) Unless waived by the Chief of Traffic
24 Engineering or their designee, a traffic study shall be undertaken
25 by the developer upon PUD verification. The methodology of the study
26 shall be determined by the developer's Traffic Engineer, the Chief
27 of the Transportation Planning Division (or their designee), and the
28 Chief of Traffic Engineering (or their designee).

29 (2) A twenty-five (25) foot wide natural vegetated
30 buffer will be maintained along the property at 14869 Yellow Water
31 Lane, Jacksonville, FL 32234 (RE#:002280-0030). Any fence erected

1 along said property line shall be on the development side of the
2 buffer.

3 (3) In the event the property located at 0 Yellow
4 Water Road, Jacksonville, FL 32244 (RE#: 002272-0030) is developed
5 before the property located at 4600 Yellow Water Road, Jacks0nville,
6 FL 32234 (RE#: 002272-0100), a minimum six (6) foot tall and 85%
7 opaque fence shall be installed along the property line between these
8 two properties.

9 **Section 3. Owner and Description.** The Subject Property is
10 owned by John Benton as Trustee of The Yellow Water Land Trust,
11 Kelli W. Davis, Our Choice Investments, LLC, Lawrence C. And Tammy
12 Howell, William King, Justin and Elaina Williamson, Josh R. Crews,
13 Edward K. And Laura A. Rhoden. The applicant is Cyndy Trimmer,
14 Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida,
15 32202; (904) 807-0185; ckt@drivermcafee.com.

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

24 **Section 5. Disclaimer.** The rezoning granted herein shall
25 not be construed as an exemption from any other applicable local,
26 state, or federal laws, regulations, requirements, permits or
27 approvals. All other applicable local, state or federal permits or
28 approvals shall be obtained before commencement of the development
29 or use and issuance of this rezoning is based upon acknowledgement,
30 representation and confirmation made by the applicant(s), owners(s),
31 developer(s) and/or any authorized agent(s) or designee(s) that the

1 subject business, development and/or use will be operated in strict
2 compliance with all laws. Issuance of this rezoning does **not** approve,
3 promote or condone any practice or act that is prohibited or
4 restricted by any federal, state or local laws.

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

9
10 Form Approved:

11
12 /s/ Terrence Harvey

13 Office of General Counsel

14 Legislation Prepared By: Erin Abney

15 GC-#1758707-v1-2026-290-E.docx