

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-307

AN ORDINANCE TRANSMITTING TO THE STATE OF FLORIDA'S VARIOUS AGENCIES FOR REVIEW, A PROPOSED LARGE-SCALE REVISION TO THE FUTURE LAND USE MAP SERIES OF THE *2045 COMPREHENSIVE PLAN* TO CHANGE THE FUTURE LAND USE DESIGNATION FROM AGRICULTURE (AGR) AND RURAL RESIDENTIAL (RR) IN THE RURAL DEVELOPMENT AREA TO LOW DENSITY RESIDENTIAL (LDR) IN THE SUBURBAN DEVELOPMENT AREA ON APPROXIMATELY 190.29± ACRES LOCATED IN COUNCIL DISTRICT 12 AT 0, 4150, 4282, 4300, 4518, 4534, 4536, 4560, AND 4600 YELLOW WATER ROAD, NORTH OF NORMANDY BOULEVARD (R.E. NO(S). 002272-0010, 002272-0020, 002272-0030, 002272-0040, 002272-0045, 002272-0070, 002272-0100, 002275-0020, 002275-0034, 002275-0115, 002275-0510 AND 002275-0515), AS MORE PARTICULARLY DESCRIBED HEREIN, OWNED BY JOHN BENTON AS TRUSTEE OF THE YELLOW WATER LAND TRUST, KELLI W. DAVIS, OUR CHOICE INVESTMENTS, LLC, LAWRENCE C. AND TAMMY HOWELL, KENNETH MONROE, JR., WILLIAM KING, JUSTIN AND ELAINA WILLIAMSON, JOSH R. CREWS, AND EDWARD K. AND LAURA A. RHODEN, PURSUANT TO APPLICATION NUMBER L-5989-24A; INCLUDING A REVISION TO THE DEVELOPMENT AREAS MAP; PROVIDING A DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;

1 PROVIDING AN EFFECTIVE DATE.

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

12 **WHEREAS**, the Planning and Development Department reviewed the
13 proposed revision and application, held a public information workshop
14 on this proposed amendment to the *2045 Comprehensive Plan*, with due
15 public notice having been provided, and having reviewed and considered
16 all comments received during the public workshop, has prepared a
17 written report and rendered an advisory recommendation to the Council
18 with respect to this proposed amendment; and

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

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

29 **WHEREAS**, the City Council held a public hearing on this proposed
30 amendment with public notice having been provided, pursuant to Section
31 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*

Code, and having considered all written and oral comments received during the public hearing, the recommendations of the Planning and Development Department, the LPA, and the LUZ Committee, desires to transmit this proposed amendment through the State's Expedited State Review Process for amendment review to Florida Commerce, as the State Land Planning Agency, the Northeast Florida Regional Council, the Florida Department of Transportation, the St. Johns River Water Management District, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, the Department of State's Bureau of Historic Preservation, the Florida Department of Education, the Department of Agriculture and Consumer Services, and to the commanding officers of Naval Air Station Jacksonville, Marine Corps Support Facility - Blount Island, Outlying Land Field Whitehouse, and Naval Station Mayport; now, therefore

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

Section 1. Purpose and Intent. The Council hereby approves for transmittal to the various state agencies for review a proposed large-scale revision to the Future Land Use Map series of the 2045 *Comprehensive Plan* by changing the future land use designation from Agriculture (AGR) and Rural Residential (RR) in the Rural Development Area to Low Density Residential (LDR) in the Suburban Development Area, pursuant to Application Number L-5989-24A.

Section 2. Subject Property Location and Description. The approximately 190.29± acres are located in Council District 12 at 0, 4150, 4282, 4300, 4518, 4534, 4536, 4560, and 4600 Yellow Water Road, north of Normandy Boulevard (R.E. No(s). 002272-0010, 002272-0020, 002272-0030, 002272-0040, 002272-0045, 002272-0070, 002272-0100, 002275-0020, 002275-0034, 002275-0115, 002275-0510 and 002275-0515), as more particularly described in **Exhibit 1**, dated April 3, 2025, and graphically depicted in **Exhibit 2**, both of which are attached hereto and incorporated herein by this reference (the "Subject Property").

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

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

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

24 **Section 6. Effective Date.** This Ordinance shall become
25 effective upon signature by the Mayor or upon becoming effective
26 without the Mayor's signature
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Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Maddie Read

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