

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-365**

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 RURAL RESIDENTIAL (RR) TO
9 LOW DENSITY RESIDENTIAL (LDR), ON APPROXIMATELY
10 337.29± ACRES LOCATED IN COUNCIL DISTRICT 12 AT
11 0 YELLOW WATER ROAD, NORTH OF NORMANDY BOULEVARD,
12 BETWEEN YELLOW WATER ROAD AND POW-MIA MEMORIAL
13 PARKWAY, (A PORTION OF R.E. NO(S). 002275-0005),
14 OWNED BY YELLOW WATER LAND HOLDINGS, LLC, AS MORE
15 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO
16 APPLICATION NUMBER L-6082-25A; PROVIDING A
17 DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
20 DATE.

21
22 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
23 *Ordinance Code*, Application Number L-6082-25A, requesting a revision
24 to the Future Land Use Map series of the *2045 Comprehensive Plan* to
25 change the future land use designation from Rural Residential (RR),
26 to Low Density Residential (LDR) has been filed by Paul Harden, Esq.
27 on behalf of the owner of certain real property located in Council
28 District 12, as more particularly described in Section 2; and

29 **WHEREAS**, the City, by the adoption of Ordinance 2025-859-E,
30 approved this Large-Scale Amendment to the *2045 Comprehensive Plan*
31 for transmittal to the Florida Department of Commerce ("DOC")

1 (formerly the Department of Economic Opportunity), as the State Land
2 Planning Agency, and other required state agencies, for review and
3 comment; and

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

7 **WHEREAS**, the Planning and Development Department reviewed the
8 proposed revision and application, considered all comments received,
9 prepared a written report, and rendered an advisory recommendation
10 to the Council with respect to this proposed amendment; and

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

16 **WHEREAS**, pursuant to Section 650.406, *Ordinance Code*, the Land
17 Use and Zoning ("LUZ") Committee held a public hearing on this
18 proposed amendment, and made its recommendation to the City Council;
19 and

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

24 **WHEREAS**, the City Council further considered all oral and
25 written comments received during public hearings, including the data
26 and analysis portions of this proposed amendment to the *2045*
27 *Comprehensive Plan*, the recommendations of the Planning and
28 Development Department, the LPA, the LUZ Committee, and the comments,
29 if any, of the DOC and the other state reviewing agencies; and

30 **WHEREAS**, in the exercise of its authority, the City Council has
31 determined it necessary and desirable to adopt this proposed amendment

1 to the *2045 Comprehensive Plan* to preserve and enhance present
2 advantages, encourage the most appropriate use of land, water, and
3 resources consistent with the public interest, overcome present
4 deficiencies, and deal effectively with future problems which may
5 result from the use and development of land within the City of
6 Jacksonville; now, therefore

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

8 **Section 1. Purpose and Intent.** This Ordinance is adopted
9 to carry out the purpose and intent of, and exercise the authority
10 set out in, the Community Planning Act, Sections 163.3161 through
11 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as
12 amended.

13 **Section 2. Subject Property Location and Description.** The
14 approximately 337.29± acres are located in Council District 12 at 0
15 Yellow Water Road, north of Normandy Boulevard, between Yellow Water
16 Road and POA-MIA Memorial Parkway, (a portion of R.E. No(s). 002275-
17 0005), as more particularly described in **Exhibit 1**, dated October 6,
18 2025, and graphically depicted in **Exhibit 2**, both of which are
19 attached hereto and incorporated herein by this reference (the
20 "Subject Property").

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

26 **Section 4. Adoption of Large-Scale Land Use Amendment.** The
27 City Council hereby adopts a proposed Large-Scale revision to the
28 Future Land Use Map series of the *2045 Comprehensive Plan* by changing
29 the Future Land Use designation of the Subject Property from Rural
30 Residential (RR) to Low Density Residential (LDR), pursuant to
31 Application Number L-6082-25A.

1 **Section 5. Development Areas Map.** The approval herein
2 includes a proposed revision to the Development Areas Map adopted as
3 Map 6 of the Future Land Use Series of the *2045 Comprehensive Plan*,
4 as depicted in **Exhibit 3**, attached hereto.

5 **Section 6. Applicability, Effect and Legal Status.** The
6 applicability and effect of the *2045 Comprehensive Plan*, as herein
7 amended, shall be as provided in the Community Planning Act, Sections
8 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All
9 development undertaken by, and all actions taken in regard to,
10 development orders by governmental agencies in regard to land which
11 is subject to the *2045 Comprehensive Plan*, as herein amended, shall
12 be consistent therewith as of the effective date of this amendment
13 to the plan.

14 **Section 7. Effective Date of this Plan Amendment.** Unless
15 this plan amendment is timely challenged under the procedures set
16 forth in Section 163.3184(3), *Florida Statutes*, this plan amendment
17 shall be effective thirty-one (31) days after DOC notifies the City
18 that the plan amendment or plan amendment package is complete. If
19 this plan amendment is timely challenged under Section 163.3184(3),
20 *Florida Statutes*, this plan amendment shall become effective when the
21 DOC or the Administration Commission enters a final order determining
22 the adopted amendment to be in compliance. If this plan amendment
23 is found not to be in compliance under the standards and procedures
24 set forth in Chapter 163, Part II, *Florida Statutes*, then this plan
25 amendment shall become effective only by further action by the City
26 Council. No development orders, development permits, or land uses
27 dependent on this amendment may be issued or commence before it has
28 become effective.

29 **Section 8. Disclaimer.** The amendment granted herein shall
30 **not** be construed as an exemption from any other applicable local,
31 state, or federal laws, regulations, requirements, permits or

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

10 **Section 9. Effective Date.** This Ordinance shall become
11 effective upon signature by the Mayor or upon becoming effective
12 without the Mayor's signature.

13
14 Form Approved:

15
16 /s/ Terrence Harvey

17 Office of General Counsel

18 Legislation Prepared By: Eric Hinton

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