

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2026-290**

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, PURSUANT TO FUTURE
23 LAND USE MAP SERIES (FLUMS) LARGE-SCALE AMENDMENT
24 APPLICATION L-5989-24A; PROVIDING CONTINGENCY;
25 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
26 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
27 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
28 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. Owner and Description.** The Subject Property is
20 owned by John Benton as Trustee of The Yellow Water Land Trust,
21 Kelli W. Davis, Our Choice Investments, LLC, Lawrence C. And Tammy
22 Howell, William King, Justin and Elaina Williamson, Josh R. Crews,
23 Edward K. And Laura A. Rhoden. The applicant is Cyndy Trimmer,
24 Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida,
25 32202; (904) 807-0185; ckt@drivermcafee.com.

26 **Section 3. Contingency.** This rezoning shall not become effective
27 until thirty-one (31) days after adoption of the companion Large-
28 Scale Amendment; and further provided that if the companion Large-
29 Scale Amendment is challenged by the state land planning agency, this
30 rezoning shall not become effective until the state land planning
31 agency or the Administration Commission issues a final order

1 determining the companion Large-Scale Amendment is in compliance with
2 Chapter 163, Florida Statutes.

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

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

19
20 Form Approved:

21
22 /s/ Terrence Harvey

23 Office of General Counsel

24 Legislation Prepared By: Erin Abney

25 GC-#1745252-v1-2026-290_(Z-6513).docx