

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-367**

5 AN ORDINANCE REZONING APPROXIMATELY 14.36± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 4782, 4788,
7 4800 AND 4906 YELLOW WATER ROAD, BETWEEN YELLOW
8 WATER LANE AND YELLOW WATER ROAD (R.E. NO(S).
9 002287-0020, 002287-0060, 002287-0070 AND
10 002287-0080) AS DESCRIBED HEREIN, OWNED BY YELLOW
11 WATER PINES, INC., FROM AGRICULTURE (AGR)
12 DISTRICT TO RESIDENTIAL LOW DENSITY-50 (RLD-50)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, PURSUANT TO FUTURE LAND USE MAP
15 SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION
16 NUMBER L-6096-26C; PROVIDING A DISCLAIMER THAT
17 THE REZONING GRANTED HEREIN SHALL NOT BE
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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21 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
22 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
23 portions of the Future Land Use Map series (FLUMs) in order to ensure
24 the accuracy and internal consistency of the plan, pursuant to the
25 companion land use application L-6096-26C; and

26 **WHEREAS**, in order to ensure consistency of zoning district
27 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
28 Amendment L-6096-26C, an application to rezone and reclassify from
29 Agriculture (AGR) District to Residential Low Density-50 (RLD-50)
30 District was filed by Cyndy Trimmer, Esq., on behalf of Yellow Water
31 Pines, Inc., owner of approximately 14.36± acres of certain real

1 property in Council District 12, as more particularly described in
2 Section 1 below; and

3 **WHEREAS**, the Planning and Development Department, in order to
4 ensure consistency of this zoning district with the *2045 Comprehensive*
5 *Plan*, has considered the rezoning and has rendered an advisory
6 opinion; and

7 **WHEREAS**, the Planning Commission has considered the
8 application and has rendered an advisory opinion; and

9 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
10 notice, held a public hearing and made its recommendation to the
11 Council; and

12 **WHEREAS**, the City Council, after due notice, held a public
13 hearing, and taking into consideration the above recommendations as
14 well as all oral and written comments received during the public
15 hearings, the Council finds that such rezoning is consistent with the
16 *2045 Comprehensive Plan* adopted under the comprehensive planning
17 ordinance for future development of the City of Jacksonville; now
18 therefore

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

20 **Section 1. Subject Property Location and Description.** The
21 approximately 14.36± acres are located in Council District 12 at 4782,
22 4788, 4800 and 4906 Yellow Water Road, between Yellow Water Lane and
23 Yellow Water Road (R.E. No(S). 002287-0020, 002287-0060, 002287-0070
24 and 002287-0080), as more particularly described in **Exhibit 1**, dated
25 February 13, 2026, and graphically depicted in **Exhibit 2**, both of
26 which are **attached hereto** and incorporated herein by this reference
27 (the "Subject Property").

28 **Section 2. Owner and Applicant Description.** The Subject
29 Property is owned by Yellow Water Pines, Inc. The applicant is Cyndy
30 Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida
31 32202; (904) 807-0185; ckt@drivermcafee.com.

1 **Section 3. Property Rezoned.** The Subject Property,
2 pursuant to adopted companion Small-Scale Amendment L-6096-26C, is
3 hereby rezoned and reclassified from Agriculture (AGR) District to
4 Residential Low Density-50 (RLD-50) District.

5 **Section 4. Contingency.** This rezoning shall not become
6 effective until thirty-one (31) days after adoption of the companion
7 Small-Scale Amendment; and further provided that if the companion
8 Small-Scale Amendment is challenged by the state land planning agency,
9 this rezoning shall not become effective until the state land planning
10 agency or the Administration Commission issues a final order
11 determining the companion Small-Scale Amendment is in compliance with
12 Chapter 163, *Florida Statutes*.

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

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

1 Form Approved:

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3 /s/ Terrence Harvey

4 Office of General Counsel

5 Legislation Prepared By: Kaysie Cox

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