

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-524**

5 AN ORDINANCE REZONING APPROXIMATELY 49.87± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 YELLOW WATER
7 ROAD, BETWEEN NORMANDY BOULEVARD AND WELLS ROAD
8 (A PORTION OF R.E. NO(S). 002275-0005), OWNED BY
9 YELLOW WATER LAND HOLDINGS, LLC, AS DESCRIBED
10 HEREIN, FROM PLANNED UNIT DEVELOPMENT (PUD)
11 DISTRICT (2022-0786-E) TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT A
14 TRAVEL TRAILER PARK, AS DESCRIBED IN BRIDLE CREEK
15 RV PUD, PURSUANT TO FUTURE LAND USE MAP SERIES
16 (FLUMS) SMALL-SCALE AMENDMENT APPLICATION NUMBER
17 L-6036-25C; PROVIDING A DISCLAIMER THAT THE
18 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
19 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.

21
22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
23 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
24 portions of the Future Land Use Map series (FLUMs) in order to ensure
25 the accuracy and internal consistency of the plan, pursuant to
26 companion application L-6036-25C; and

27 **WHEREAS**, in order to ensure consistency of zoning district
28 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
29 Amendment L-6036-25C, an application to rezone and reclassify from
30 Planned Unit Development (PUD) District to Planned Unit Development
31 (PUD) District was filed by Paul Harden, Esq., on behalf of Yellow

1 Water Land Holdings, LLC, owner of approximately 49.87± acres of
2 certain real property in Council District 12, as more particularly
3 described in Section 1; and

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

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

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

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

19 **WHEREAS,** based on the staff report of the Planning and
20 Development Department and other competent and substantial evidence
21 received at the public hearings, the Council finds that the proposed
22 PUD does not affect adversely the orderly development of the City as
23 embodied in the *Zoning Code*; will not affect adversely the health and
24 safety of residents in the area; will not be detrimental to the
25 natural environment or to the use or development of the adjacent
26 properties in the general neighborhood; and the proposed PUD will
27 accomplish the objectives and meet the standards of Section 656.340
28 (Planned Unit Development) of the *Zoning Code* of the City of
29 Jacksonville; now therefore

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

31 **Section 1. Subject Property Location and Description.** The

1 approximately 49.87± acres are located in Council District 12 at 0
2 Yellow Water Road, between Normandy Boulevard and Wells Road (a
3 portion of R.E. No(s). 002275-0005), as more particularly described
4 in **Exhibit 1**, dated March 13, 2025, and graphically depicted in
5 **Exhibit 2**, both of which are attached hereto and incorporated herein
6 by this reference (the "Subject Property").

7 **Section 2. Owner and Applicant Description.** The Subject
8 Property is owned by Yellow Water Land Holdings, LLC. The applicant
9 is Paul Harden, Esq., 1431 Riverplace Boulevard, Suite 901,
10 Jacksonville, Florida, 32207; (904) 396-5731;
11 paul@hardenlawoffice.com.

12 **Section 3. Property Rezoned.** The Subject Property,
13 pursuant to adopted companion Small-Scale Amendment L-6036-25C, is
14 hereby rezoned and reclassified from Planned Unit Development (PUD)
15 District (2022-0786-E) to Planned Unit Development (PUD) District.
16 This new PUD district shall generally permit a travel trailer park
17 on the Subject Property, and is described, shown and subject to the
18 following documents, attached hereto:

19 **Exhibit 1** - Legal Description dated March 13, 2025.

20 **Exhibit 2** - Subject Property Map (prepared by P&DD).

21 **Exhibit 3** - Written Description dated April 17, 2025.

22 **Exhibit 4** - Site Plan dated October 6, 2024.

23 **Section 4. Contingency.** This rezoning shall not become
24 effective until thirty-one (31) days after adoption of the companion
25 Small-Scale Amendment; and further provided that if the companion
26 Small-Scale Amendment is challenged by the state land planning agency,
27 this rezoning shall not become effective until the state land planning
28 agency or the Administration Commission issues a final order
29 determining the companion Small-Scale Amendment is in compliance with
30 Chapter 163, *Florida Statutes*.

31 **Section 5. Disclaimer.** The rezoning granted herein

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

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

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17 Form Approved:

18
19 /s/ Terrence Harvey

20 Office of General Counsel

21 Legislation Prepared By: Kaysie Cox

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