

NOTICE OF PUBLIC HEARINGS FOR SMALL SCALE LAND USE AMENDMENTS TO THE 2045 COMPREHENSIVE PLAN

THE CITY OF JACKSONVILLE INTENDS TO ADOPT FOUR (4) SMALL-SCALE LAND USE AMENDMENTS TO THE FUTURE LAND USE MAP SERIES (FLUMS) OF THE 2045 COMPREHENSIVE PLAN. SPECIFICALLY, THE FOUR (4) SMALL-SCALE LAND USE AMENDMENTS FROM THE 2025C AND 2026C SERIES FILED BY THE OWNERS, THEIR AUTHORIZED AGENTS, OR THE CITY FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF JACKSONVILLE ARE IDENTIFIED BY THE ORDINANCES BELOW.

Pursuant to the provisions of Sections 163.3184 and 163.3187, *Florida Statutes* and Section 650.406, *City of Jacksonville Ordinance Code*, public hearings on the proposed amendments have been scheduled as follows:

By Jacksonville Planning Commission Acting as Local Planning Agency (LPA)

Thursday, August 6, 2026 1 p.m. Ed Ball Building 214 N Hogan St., 1st Floor Room 1002

By City Council *

Tuesday, August 11, 2026 5 p.m.

REVISED LAND USE AND ZONING COMMITTEE DATE

By Land Use and Zoning (LUZ) Committee *

Wednesday August 19, 2026 5 p.m.

By City Council *

Tuesday, August 25, 2026 5 p.m.

* City Council and LUZ Committee Public Hearings: Council Chambers, 1st floor 117 West Duval Street

If a person decides to appeal any decision made by City Council with respect to the adoption of the proposed amendments, he/ she will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based in order to qualify to participate in administrative proceedings regarding the Florida Commerce's determination of compliance or non-compliance of this amendment to the 2045 Comprehensive Plan, as adopted, under Chapter 163, Part II, Florida Statutes, that person shall have submitted oral or written objections during local government review and adoption proceedings.

Persons needing special accommodations to attend any hearing noticed shall contact the Legislative Services Division, (904) 255-5122 not less than 48 hours before a hearing or meeting in order to make arrangements.

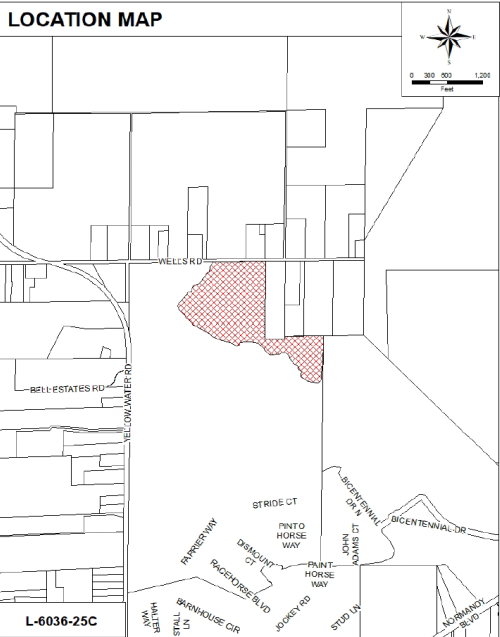


Attest: Jason R. Teal City Council Director/ Council Secretary

The Honorable Nick Howland Jacksonville City Council President

ORDINANCE 2026-523

AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES OF THE 2045 COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM RURAL RESIDENTIAL (RR) TO AGRICULTURE (AGR) ON APPROXIMATELY 49.87± ACRES LOCATED IN COUNCIL DISTRICT 12 AT 0 YELLOW WATER ROAD, BETWEEN NORMANDY BOULEVARD AND WELLS ROAD (A PORTION OF R.E. NO(S). 002275-0005), OWNED BY YELLOW WATER LAND HOLDINGS, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER L-6036-25C; PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.



ORDINANCE 2026-525

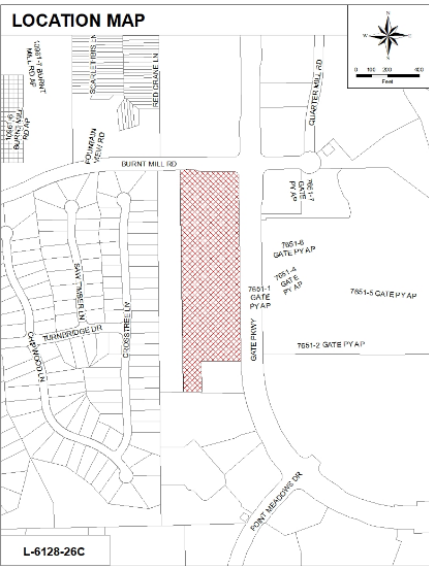
AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES OF THE 2045 COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL-PROFESSIONAL- INSTITUTIONAL (RPI) TO COMMUNITY/GENERAL COMMERCIAL (CGC) ON APPROXIMATELY 0.37± OF AN ACRE LOCATED IN COUNCIL DISTRICT 5 AT 4427 EMERSON STREET, BETWEEN EMERSON STREET AND BILLS ROAD (A PORTION OF R.E. NO. 135938-0000), OWNED BY 4427 EMERSON, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER L-6117-26C; PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

ORDINANCE 2026-527

AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES OF THE 2045 COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL (LDR) TO RESIDENTIAL-PROFESSIONAL-INSTITUTIONAL (RPI) ON APPROXIMATELY 0.35± OF AN ACRE LOCATED IN COUNCIL DISTRICT 5 AT 4730 SPRING GLEN ROAD, BETWEEN INTERSTATE 95 AND ENGLEWOOD AVENUE (A PORTION OF R.E. NO. 127932-0005), OWNED BY RICK WARMING AND STACEY WARMING, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER L-6124-26C; PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

ORDINANCE 2026-529

AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES OF THE 2045 COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL -PROFESSIONAL- INSTITUTIONAL (RPI) TO COMMUNITY/GENERAL COMMERCIAL (CGC) ON APPROXIMATELY 10.64± ACRES LOCATED IN COUNCIL DISTRICT 11 AT 0 GATE PARKWAY, BETWEEN BURNT MILL ROAD AND POINT MEADOWS DRIVE (A PORTION OF R.E. NO. 167741-4000), OWNED BY GATE VENTURES, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER L-6128-26C; PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.



Persons interested in commenting on these proposed amendments to the 2045 Comprehensive Plan may appear and shall be given an opportunity to speak at the public hearings. The proposed land use amendments, if adopted, will change the permitted uses of these properties and may result in a rezoning of the affected properties. All interested persons are invited and encouraged to review the referenced legislation in this advertisement that indicates the proposed amendments and to appear at the public hearings and be heard regarding the adoption of the proposed amendments. Written comments may be mailed or delivered to the City Council Legislative Services Division, 4th Floor, City Hall at St. James Building, 117 West Duval Street, Jacksonville, Florida 32202 until the day of the public hearing. Copies of the amendments are available for public inspection at the Council Legislative Services Division and at the Jacksonville Planning Department, 214 North Hogan Street, Edward Ball Building, Suite 300, Jacksonville, Florida 32202. For additional information call (904) 255-7800. Please visit www.Jacksonville.gov for meeting information and information regarding accessing public buildings.