

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-649-E**

5 AN ORDINANCE TRANSMITTING TO THE STATE OF
6 FLORIDA'S VARIOUS AGENCIES FOR REVIEW, A
7 PROPOSED LARGE-SCALE REVISION TO THE FUTURE LAND
8 USE MAP SERIES OF THE *2045 COMPREHENSIVE PLAN* TO
9 CHANGE THE FUTURE LAND USE DESIGNATION FROM
10 AGRICULTURE (AGR) IN THE RURAL DEVELOPMENT AREA
11 TO MULTI-USE (MU) IN THE SUBURBAN DEVELOPMENT
12 AREA SUBJECT TO FUTURE LAND USE ELEMENT (FLUE)
13 SITE SPECIFIC POLICY 4.3.23 ON APPROXIMATELY
14 11,047.38± ACRES LOCATED IN COUNCIL DISTRICT 11
15 AT 0 COCONUT PALM PARKWAY, 0 J. TURNER BUTLER
16 BOULEVARD, 0 KIWI PALM COURT, 4950 20 MILE ROAD
17 NORTH, 0 PHILIPS HIGHWAY, 14931 PHILIPS HIGHWAY,
18 0 ROSEWATER LANE, 0 SAN PABLO ROAD AND 6586 SAN
19 PABLO ROAD SOUTH, BETWEEN INTERSTATE-295 AND THE
20 DUVAL COUNTY/ST. JOHNS COUNTY LINE (R.E. NOS.
21 167752-0200, 167755-0020, 167763-0020, 167764-
22 0010, 167764-1100, 167769-0015, 167774-0000,
23 167775-0010, 167778-0320, 167876-0020, 167877-
24 0000, 167886-0000, 167887-0000, 168158-0000,
25 168159-0000, 168160-0000 AND 168177-0120), AS
26 MORE PARTICULARLY DESCRIBED HEREIN, OWNED BY BJD
27 TIMBERLANDS, LLC AND ESTUARY, LLC, PURSUANT TO
28 APPLICATION NUMBER L-5861-23A; ADDING FLUE SITE
29 SPECIFIC POLICY 4.3.23; INCLUDING A REVISION TO
30 THE DEVELOPMENT AREAS MAP; PROVIDING A
31 DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN

1 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
2 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
3 DATE.

4
5 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
6 *Ordinance Code*, Application Number L-5861-23A requesting a revision
7 to the Future Land Use Map series of the *2045 Comprehensive Plan* to
8 change the future land use designation from Agriculture (AGR) in the
9 Rural Development Area to Multi-Use (MU) in the Suburban Development
10 Area subject to FLUE Site Specific Policy 4.3.23 has been filed by
11 Paul Harden, Esq. on behalf of the owners of certain real property
12 located in Council District 11, as more particularly described in
13 Section 2; and

14 **WHEREAS**, the Planning and Development Department reviewed the
15 proposed revision and application, held a public information workshop
16 on this proposed amendment to the *2045 Comprehensive Plan*, with due
17 public notice having been provided, and having reviewed and considered
18 all comments received during the public workshop, has prepared a
19 written report and rendered an advisory recommendation to the Council
20 with respect to this proposed amendment; and

21 **WHEREAS**, the Planning Commission, acting as the Local Planning
22 Agency (LPA), held a public hearing on this proposed amendment, with
23 due public notice having been provided, reviewed and considered all
24 comments received during the public hearing and made its
25 recommendation to the City Council; and

26 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public
27 hearing on this proposed amendment pursuant to Chapter 650, Part 4,
28 *Ordinance Code*, and having considered all written and oral comments
29 received during the public hearing, has made its recommendation to
30 the Council; and

31 **WHEREAS**, the City Council held a public hearing on this proposed

1 amendment with public notice having been provided, pursuant to Section
2 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
3 *Code*, and having considered all written and oral comments received
4 during the public hearing, the recommendations of the Planning and
5 Development Department, the LPA, and the LUZ Committee, desires to
6 transmit this proposed amendment through the State's Expedited State
7 Review Process for amendment review to the Florida Department of
8 Economic Opportunity, as the State Land Planning Agency, the Northeast
9 Florida Regional Council, the Florida Department of Transportation,
10 the St. Johns River Water Management District, the Florida Department
11 of Environmental Protection, the Florida Fish and Wildlife
12 Conservation Commission, the Department of State's Bureau of Historic
13 Preservation, the Florida Department of Education, the Department of
14 Agriculture and Consumer Services, and to the commanding officers of
15 Naval Air Station Jacksonville, Marine Corps Support Facility - Blount
16 Island, Outlying Land Field Whitehouse, and Naval Station Mayport;
17 now, therefore

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

19 **Section 1. Purpose and Intent.** The Council hereby approves
20 for transmittal to the various state agencies for review a proposed
21 large-scale revision to the Future Land Use Map series of the *2045*
22 *Comprehensive Plan* by changing the future land use designation from
23 Agriculture (AGR) in the Rural Development Area to Multi-Use (MU) in
24 the Suburban Development Area subject to FLUE Site Specific Policy
25 4.3.23, pursuant to Application Number L-5861-23A.

26 **Section 2. Subject Property Location and Description.** The
27 approximately 11,047.38± acres are located in Council District 11 at
28 0 Coconut Palm Parkway, 0 J. Turner Butler Boulevard, 0 Kiwi Palm
29 Court, 4950 20 Mile Road North, 0 Philips Highway, 14931 Philips
30 Highway, 0 Rosewater Lane, 0 San Pablo Road and 6586 San Pablo Road
31 South, between Interstate-295 and the Duval County/St. Johns County

1 line (R.E. Nos. 167752-0200, 167755-0020, 167763-0020, 167764-0010,
2 167764-1100, 167769-0015, 167774-0000, 167775-0010, 167778-0320,
3 167876-0020, 167877-0000, 167886-0000, 167887-0000, 168158-0000,
4 168159-0000, 168160-0000 and 168177-0120), as more particularly
5 described in **Exhibit 1**, dated July 7, 2023, and graphically depicted
6 in **Exhibit 2**, both of which are attached hereto and incorporated
7 herein by this reference (the "Subject Property").

8 **Section 3. Owner and Applicant Description.** The Subject
9 Property is owned by BJD Timberlands, LLC and Estuary, LLC. The
10 applicant is Paul Harden, Esq., 1431 Riverplace Boulevard, Suite 901,
11 Jacksonville, Florida 32207; (904) 396-5731.

12 **Section 4. Site Specific Policies.** Included in this
13 transmittal to the various State agencies for review is the addition
14 of new Future Land Use Element (FLUE) Policy 4.3.23 as outlined in
15 **Exhibit 3**, dated September 6, 2023, attached hereto.

16 **Section 5. Development Areas Map.** This transmittal
17 includes a proposed revision to the Development Areas Map adopted as
18 Map 6 of the Future Land Use Map Series of the *2045 Comprehensive*
19 *Plan*, as depicted in **Exhibit 4**, attached hereto.

20 **Section 6. Disclaimer.** The transmittal granted herein
21 shall not be construed as an exemption from any other applicable
22 local, state, or federal laws, regulations, requirements, permits or
23 approvals. All other applicable local, state or federal permits or
24 approvals shall be obtained before commencement of the development
25 or use and issuance of this transmittal is based upon acknowledgement,
26 representation and confirmation made by the applicant(s), owner(s),
27 developer(s) and/or any authorized agent(s) or designee(s) that the
28 subject business, development and/or use will be operated in strict
29 compliance with all laws. Issuance of this transmittal does not
30 approve, promote or condone any practice or act that is prohibited
31 or restricted by any federal, state or local laws.

1 **Section 7. Effective Date.** This Ordinance shall become
2 effective upon signature by the Mayor or upon becoming effective
3 without the Mayor's signature

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5 Form Approved:

6
7 /s/ Mary E. Staffopoulos

8 Office of General Counsel

9 Legislation Prepared By: Helena Parola

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