

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

4 **ORDINANCE 2019-424**

5 AN ORDINANCE TRANSMITTING A PROPOSED LARGE SCALE  
6 REVISION TO THE FUTURE LAND USE MAP SERIES OF THE  
7 2030 COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND  
8 USE DESIGNATION FROM AGRICULTURE-I (AGR-I),  
9 AGRICULTURE-II (AGR-II), AGRICULTURE-III (AGR-  
10 III) AND AGRICULTURE-IV (AGR-IV) TO LOW DENSITY  
11 RESIDENTIAL (LDR) ON APPROXIMATELY 2,795.50±  
12 ACRES LOCATED IN COUNCIL DISTRICT 11, NORTH OF  
13 PHILIPS HIGHWAY AND EAST OF E TOWN PARKWAY, OWNED  
14 BY ESTUARY, LLC, AS MORE PARTICULARLY DESCRIBED  
15 HEREIN, PURSUANT TO APPLICATION NUMBER L-5325-  
16 18A, FOR TRANSMITTAL TO THE STATE OF FLORIDA'S  
17 VARIOUS AGENCIES FOR REVIEW; PROVIDING A  
18 DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN  
19 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
20 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
21 DATE.

22  
23 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
24 *Ordinance Code*, Application Number L-5325-18A requesting a revision to  
25 the Future Land Use Map series of the *2030 Comprehensive Plan* to change  
26 the future land use designation from Agriculture-I (AGR-I),  
27 Agriculture-II (AGR-II), Agriculture-III (AGR-III) and Agriculture-IV  
28 (AGR-IV) to Low Density Residential (LDR) has been filed by Paul M.  
29 Harden, Esq., on behalf of Estuary, LLC, the owner of certain real  
30 property located in Council District 11, as more particularly described  
31 in Section 2; and

1           **WHEREAS**, the Planning and Development Department reviewed the  
2 proposed revision and application, held a public information workshop  
3 on this proposed amendment to the *2030 Comprehensive Plan*, with due  
4 public notice having been provided, and having reviewed and considered  
5 all comments received during the public workshop, has prepared a  
6 written report and rendered an advisory recommendation to the Council  
7 with respect to this proposed amendment; and

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

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

18           **WHEREAS**, the City Council held a public hearing on this proposed  
19 amendment with public notice having been provided, pursuant to Section  
20 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance Code*,  
21 and having considered all written and oral comments received during the  
22 public hearing, the recommendations of the Planning and Development  
23 Department, the LPA, and the LUZ Committee, desires to transmit this  
24 proposed amendment through the State's Expedited State Review Process  
25 for amendment review to the Florida Department of Economic Opportunity,  
26 as the State Land Planning Agency, the Northeast Florida Regional  
27 Council, the Florida Department of Transportation, the St. Johns River  
28 Water Management District, the Florida Department of Environmental  
29 Protection, the Florida Fish and Wildlife Conservation Commission, the  
30 Department of State's Bureau of Historic Preservation, the Florida  
31 Department of Education, and the Department of Agriculture and Consumer

1 Services; now, therefore

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

3 **Section 1. Purpose and Intent.** The Council hereby approves  
4 for transmittal to the various State agencies for review a proposed  
5 large scale revision to the Future Land Use Map series of the 2030  
6 *Comprehensive Plan* by changing the future land use designation from  
7 Agriculture-I (AGR-I), Agriculture-II (AGR-II), Agriculture-III (AGR-  
8 III) and Agriculture-IV (AGR-IV) to Low Density Residential (LDR),  
9 pursuant to Application Number L-5325-18A.

10 **Section 2. Subject Property Location and Description.** The  
11 approximately 2,795.50± acres is located in Council District 11, north  
12 of Philips Highway and east of E Town Parkway, as more particularly  
13 described in **Exhibit 1**, dated November 1, 2018, and graphically  
14 depicted in **Exhibit 2**, both of which are **attached hereto** and  
15 incorporated herein by this reference (Subject Property).

16 **Section 3. Owner and Applicant Description.** The Subject  
17 Property is owned by Estuary, LLC. The applicant is Paul M. Harden,  
18 Esq., 501 Riverside Avenue, Suite 901, Jacksonville, Florida 32202;  
19 (904) 396-5731.

20 **Section 4. Disclaimer.** The transmittal granted herein  
21 shall **not** be construed as an exemption from any other applicable local,  
22 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 or  
25 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 or  
31 restricted by any federal, state or local laws.

1           **Section 5.           Effective Date.**   This Ordinance shall become  
2 effective upon signature by the Mayor or upon becoming effective  
3 without the Mayor's signature.

4  
5 Form Approved:

6  
7                     /s/ Shannon K. Eller          

8 Office of General Counsel

9 Legislation Prepared by: Kristen Reed

10 GC-#1285111-v1-L-5325\_LS\_TRANS