

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-424-E**

5 AN ORDINANCE TRANSMITTING A PROPOSED LARGE  
6 SCALE REVISION TO THE FUTURE LAND USE MAP  
7 SERIES OF THE 2030 COMPREHENSIVE PLAN TO  
8 CHANGE THE FUTURE LAND USE DESIGNATION FROM  
9 AGRICULTURE-I (AGR-I), AGRICULTURE-II (AGR-  
10 II), AGRICULTURE-III (AGR-III) AND  
11 AGRICULTURE-IV (AGR-IV) TO LOW DENSITY  
12 RESIDENTIAL (LDR) ON APPROXIMATELY 2,795.50±  
13 ACRES LOCATED IN COUNCIL DISTRICT 11, NORTH OF  
14 PHILIPS HIGHWAY AND EAST OF E TOWN PARKWAY,  
15 OWNED BY ESTUARY, LLC, AS MORE PARTICULARLY  
16 DESCRIBED HEREIN, PURSUANT TO APPLICATION  
17 NUMBER L-5325-18A, FOR TRANSMITTAL TO THE  
18 STATE OF FLORIDA'S VARIOUS AGENCIES FOR  
19 REVIEW, INCLUDING A SITE SPECIFIC POLICY;  
20 PROVIDING A DISCLAIMER THAT THE TRANSMITTAL  
21 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
22 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
23 PROVIDING AN EFFECTIVE DATE.  
24

25 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
26 *Ordinance Code*, Application Number L-5325-18A requesting a revision  
27 to the Future Land Use Map series of the *2030 Comprehensive Plan* to  
28 change the future land use designation from Agriculture-I (AGR-I),  
29 Agriculture-II (AGR-II), Agriculture-III (AGR-III) and Agriculture-  
30 IV (AGR-IV) to Low Density Residential (LDR) has been filed by Paul

1 M. Harden, Esq., on behalf of Estuary, LLC, the owner of certain  
2 real property located in Council District 11, as more particularly  
3 described in Section 2; and

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

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

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

22 **WHEREAS**, the City Council held a public hearing on this  
23 proposed amendment with public notice having been provided,  
24 pursuant to Section 163.3184(3), *Florida Statutes*, and Chapter 650,  
25 Part 4, *Ordinance Code*, and having considered all written and oral  
26 comments received during the public hearing, the recommendations of  
27 the Planning and Development Department, the LPA, and the LUZ  
28 Committee, desires to transmit this proposed amendment through the  
29 State's Expedited State Review Process for amendment review to the  
30 Florida Department of Economic Opportunity, as the State Land  
31 Planning Agency, the Northeast Florida Regional Council, the

1 Florida Department of Transportation, the St. Johns River Water  
2 Management District, the Florida Department of Environmental  
3 Protection, the Florida Fish and Wildlife Conservation Commission,  
4 the Department of State's Bureau of Historic Preservation, the  
5 Florida Department of Education, and the Department of Agriculture  
6 and Consumer Services; now, therefore

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

8 **Section 1. Purpose and Intent.** The Council hereby  
9 approves for transmittal to the various State agencies for review a  
10 proposed large scale revision to the Future Land Use Map series of  
11 the *2030 Comprehensive Plan* by changing the future land use  
12 designation from Agriculture-I (AGR-I), Agriculture-II (AGR-II),  
13 Agriculture-III (AGR-III) and Agriculture-IV (AGR-IV) to Low  
14 Density Residential (LDR), pursuant to Application Number L-5325-  
15 18A.

16 **Section 2. Site Specific Policy.** Future Land Use Element  
17 (FLUE) Policy 4.4.11 is hereby transmitted as follows:  
18 Future Land Use Element (FLUE) Policy 4.4.11

19 In accordance with Ordinance 2019-424, which designates a  
20 2,795.50 acre LDR land use category on the Future Land Map, the  
21 owner or authorized agent shall develop a conceptual long-term  
22 master plan addressing the entire 2,795.50 acre site. The LDR land  
23 use category and companion rezoning are intended to be holding  
24 categories prior to the development of the long-term master plan.  
25 The conceptual master plan, and proposed revisions or amendments to  
26 the approved plan, shall be subject to review and approval by the  
27 Planning Commission prior to submittal of land development reviews  
28 and approvals. It is the intention of the owner to amend the Future  
29 Land Map to land use designations and companion rezonings  
30 consistent with the master plan. However, approximately 350 acres  
31 of the site can be developed or rezoned prior to approval of the

1 conceptual master plan. Revisions or amendments to the plan that do  
2 not change the approved densities or intensities may be  
3 administratively modified by the Planning and Development  
4 Department. Development within the site shall be consistent with  
5 the conceptual master plan. The conceptual master plan shall, at a  
6 minimum, address the following conditions:

7 1. The general distribution, location and  
8 densities/intensities of residential and non-residential  
9 development;

10 2. Acknowledgement that future land use map amendments and  
11 rezonings will be submitted where such uses and densities are  
12 inconsistent with the current land use and/or zoning designations;

13 3. The general distribution and location of conservation  
14 areas and wetland buffers;

15 4. The strategy for providing centralized utilities for  
16 water and sewer service throughout the planning area;

17 5. Identification of the major internal transportation  
18 facilities necessary to serve the future land uses through an  
19 efficient and connected network; and

20 6. General identification of how the major internal  
21 transportation facilities will connect to the external  
22 transportation network.

23 The approved conceptual master plan shall be on file with the  
24 Planning and Development Department.

25 **Section 3. Subject Property Location and Description.**

26 The approximately 2,795.50± acres is located in Council District  
27 11, north of Philips Highway and east of E Town Parkway, as more  
28 particularly described in **Exhibit 1**, dated November 1, 2018, and  
29 graphically depicted in **Exhibit 2**, both of which are **attached**  
30 **hereto** and incorporated herein by this reference (Subject  
31 Property).

1           **Section 4.           Owner and Applicant Description.**   The Subject  
2 Property is owned by Estuary, LLC.   The applicant is Paul M.  
3 Harden, Esq., 501 Riverside Avenue, Suite 901, Jacksonville,  
4 Florida 32202; (904) 396-5731.

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

18           **Section 6.           Effective Date.**       This Ordinance shall become  
19 effective upon signature by the Mayor or upon becoming effective  
20 without the Mayor's signature.

21  
22 Form Approved:

23  
24           /s/ Shannon K. Eller          

25 Office of General Counsel

26 Legislation Prepared by: Kristen Reed

27 GC-#1306617-v1-2019-424-E