

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-343**

5 AN ORDINANCE APPROVING A CONCEPTUAL MASTER PLAN
6 FOR DEVELOPMENT OF APPROXIMATELY 11,047.38± ACRES
7 IN COUNCIL DISTRICT 11, AT 0 COCONUT PALM
8 PARKWAY, 0 J. TURNER BUTLER BOULEVARD, 0 KIWI
9 PALM COURT, 4950 20 MILE ROAD NORTH, 0 PHILIPS
10 HIGHWAY, 14931 PHILIPS HIGHWAY, 0 ROSEWATER LANE,
11 0 SAN PABLO ROAD AND 6586 SAN PABLO ROAD SOUTH,
12 BETWEEN INTERSTATE-295 AND THE DUVAL COUNTY/ST.
13 JOHNS COUNTY LINE (R.E. NOS. 167752-0200, 167755-
14 0020, 167763-0020, 167764-0010, 167764-1100,
15 167769-0015, 167774-0000, 167775-0010, 167778-
16 0320, 167876-0020, 167877-0000, 167886-0000,
17 167887-0000, 168158-0000, 168159-0000, 168160-
18 0000 AND 168177-0120) (THE "SUBJECT PROPERTY"),
19 OWNED BY OWNED BY BJD TIMBERLANDS, LLC AND
20 ESTUARY, LLC, AS MORE PARTICULARLY DESCRIBED
21 HEREIN; PROVIDING A DISCLAIMER THAT THE APPROVAL
22 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
23 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
24 PROVIDING AN EFFECTIVE DATE.
25

26 **WHEREAS**, a request for approval of the Estuary, LLC Conceptual
27 Master Plan (the "Conceptual Master Plan") has been filed by Paul M.
28 Harden, Esq., on behalf of BJD Timberlands, LLC and Estuary, LLC, the
29 owners of certain real property located in Council District 11, as
30 more particularly described herein; and

31 **WHEREAS**, the City of Jacksonville adopted a Large-Scale

1 Amendment to the *2045 Comprehensive Plan* pursuant to Ordinance
2 2024-342-E and Application Number L-5861-23A, changing the Future
3 Land Use Map designation of the Subject Property from Agriculture
4 (AGR) to Multi-Use (MU) subject to FLUE Site Specific Policy 4.3.23;
5 and

6 **WHEREAS,** FLUE Site Specific Policy 4.3.23 requires the owners
7 or authorized agent to develop a long-term Conceptual Master Plan for
8 the Subject Property, which must be reviewed and approved by the City
9 Council prior to submittal of any land development reviews or
10 approvals for development of the Subject Property; and

11 **WHEREAS,** FLUE Site Specific Policy 4.3.23 further requires
12 that any land development of the Subject Property must comply with
13 and must be consistent with an approved long-term Conceptual Master
14 Plan; and

15 **WHEREAS,** the Planning and Development Department reviewed the
16 proposed Conceptual Master Plan, prepared a written report, and
17 rendered an advisory recommendation to the City Council with respect
18 to this proposed Conceptual Master Plan; and

19 **WHEREAS,** the Land Use and Zoning (LUZ) Committee held a public
20 hearing on this proposed Conceptual Master Plan, with due public
21 notice having been provided, and having reviewed and considered all
22 testimony and evidence received during the public hearing, made its
23 recommendation to the City Council; and

24 **WHEREAS,** the City Council further considered all oral and
25 written comments received during the public hearings, including the
26 recommendations of the Planning and Development Department and the
27 LUZ Committee; and

28 **WHEREAS,** in the exercise of its authority, the City Council
29 has determined it appropriate and desirable to approve the proposed
30 Conceptual Master Plan for development of the Subject Property; now
31 therefore

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

2 **Section 1. Purpose and Intent.** This Ordinance is adopted
3 at the request of BJD Timberlands, LLC and Estuary, LLC, the owners
4 of certain real property identified in Section 2, to carry out the
5 purpose and intent of, and exercise the authority set out in, the
6 Community Planning Act, Sections 163.3161 through 163.3248, *Florida*
7 *Statutes*, and Chapter 166, *Florida Statutes*, as amended.

8 **Section 2. Subject Property Location and Description.** The
9 approximately 11,047.38± acres are in Council District 11, at 0
10 Coconut Palm Parkway, 0 J. Turner Butler Boulevard, 0 Kiwi Palm Court,
11 4950 20 Mile Road North, 0 Philips Highway, 14931 Philips Highway, 0
12 Rosewater Lane, 0 San Pablo Road and 6586 San Pablo Road South,
13 Between Interstate-295 and the Duval County/St. Johns County Line
14 (R.E. NOS. 167752-0200, 167755-0020, 167763-0020, 167764-0010,
15 167764-1100, 167769-0015, 167774-0000, 167775-0010, 167778-0320,
16 167876-0020, 167877-0000, 167886-0000, 167887-0000, 168158-0000,
17 168159-0000, 168160-0000 and 168177-0120), as more particularly
18 described in **Exhibit 1** dated April 12, 2024, and graphically depicted
19 in **Exhibit 2**, both of which are **attached hereto** and incorporated
20 herein by this reference (the "Subject Property").

21 **Section 3. Owner and Applicant Description.** The Subject
22 Property is owned by BJD Timberlands, LLC and Estuary, LLC. The
23 applicant is Paul M. Harden, Esq., 1431 Riverplace Boulevard, Suite
24 901, Jacksonville, Florida 32207; (904) 396-5731.

25 **Section 4. Approval of Conceptual Master Plan.** The City
26 Council hereby approves the Estuary, LLC Conceptual Master Plan dated,
27 May 1, 2024, **attached hereto** as **Exhibit 3**. Development of the Subject
28 Property shall be consistent with and in compliance with the
29 Conceptual Master Plan and the Large-Scale Amendment to the 2045
30 *Comprehensive Plan*, including FLUE Site Specific Policy 4.3.23,
31 adopted pursuant to Ordinance 2024-342-E.

1 **Section 5. Disclaimer.** The approval granted herein shall
2 **not** be construed as an exemption from any other applicable local,
3 state, or federal laws, regulations, requirements, permits or
4 approvals. All other applicable local, state or federal permits or
5 approvals shall be obtained before commencement of the development
6 or use and this approval is based upon acknowledgement, representation
7 and confirmation made by the applicant(s), owner(s), developer(s)
8 and/or any authorized agent(s) or designee(s) that the subject
9 business, development and/or uses on the Subject Property will be
10 operated in strict compliance with all laws. Approval of the Estuary,
11 LLC Conceptual Master Plan does **not** approve, promote or condone any
12 practice or act that is prohibited or restricted by any federal,
13 state or local laws.

14 **Section 6. Effective Date.** This Ordinance shall become
15 effective upon signature by the Mayor or upon becoming effective
16 without the Mayor's signature.

17
18 Form Approved:

19
20 _____
 /s/ Dylan Reingold

21 Office of General Counsel

22 Legislation Prepared By: Helena Parola

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