

1 Introduced and amended by the Land Use and Zoning Committee:

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3
4 **ORDINANCE 2024-343-E**

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

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

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

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

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

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

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

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

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

1 therefore

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

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

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

22 **Section 3. Owner and Applicant Description.** The Subject
23 Property is owned by BJD Timberlands, LLC and Estuary, LLC. The
24 applicant is Paul M. Harden, Esq., 1431 Riverplace Boulevard, Suite
25 901, Jacksonville, Florida 32207; (904) 396-5731.

26 **Section 4. Approval of Conceptual Master Plan.** The City
27 Council hereby approves the Estuary, LLC Conceptual Master Plan dated,
28 May 1, 2024, attached hereto as **Exhibit 3** subject to the condition
29 outlined below. Development of the Subject Property shall be
30 consistent with and in compliance with the Conceptual Master Plan and
31 the Large-Scale Amendment to the *2045 Comprehensive Plan*, including

1 FLUE Site Specific Policy 4.3.23, adopted pursuant to Ordinance
2 2024-342-E. The Estuary, LLC Conceptual Master Plan dated May 1,
3 2024, is approved subject to the following condition:

4 (1) The developer shall be responsible for the design,
5 permitting and construction of connecting the Subject Property to the
6 existing JEA water/sewer infrastructure according to JEA policy or
7 under a service agreement between the landowner and JEA. Such
8 improvements shall be dedicated to JEA upon completion of construction
9 of such improvements. The developer shall be responsible for providing
10 all the property and easements within the project boundary, at no
11 cost to JEA, for facilities needed to serve the development.

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

25 **Section 6. Effective Date.** This Ordinance shall become
26 effective upon signature by the Mayor or upon becoming effective
27 without the Mayor's signature.
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1 Form Approved:

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3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Helena Parola

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