

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-663-E**

5 AN ORDINANCE DENYING A SMALL-SCALE AMENDMENT TO  
6 THE FUTURE LAND USE MAP SERIES OF THE 2045  
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND  
8 USE DESIGNATION FROM AGRICULTURE (AGR) TO  
9 COMMUNITY/GENERAL COMMERCIAL (CGC) ON  
10 APPROXIMATELY 2.00± ACRES LOCATED IN COUNCIL  
11 DISTRICT 12 AT 7827 JONES RD., ON THE SOUTHEAST  
12 CORNER OF JONES RD. AND GARDEN ST. (R.E. NO(S).  
13 002893-0040), OWNED BY DAVID WAYNE ESTES, AS  
14 MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO  
15 APPLICATION NUMBER L-5963-24C; PROVIDING AN  
16 EFFECTIVE DATE.  
17

18 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
19 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an  
20 application for a proposed Small-Scale Amendment to the Future Land  
21 Use Map series (FLUMs) of the *2045 Comprehensive Plan* to change the  
22 future land use designation from Agriculture (AGR) to  
23 Community/General Commercial (CGC) on 2.00± acres of certain real  
24 property in Council District 12 was filed by Sheila Estes, on behalf  
25 of the owner, David Wayne Estes; and

26 **WHEREAS**, the Planning and Development Department reviewed the  
27 proposed revision and application and has prepared a written report  
28 and rendered an advisory recommendation to the City Council with  
29 respect to the proposed amendment; and

30 **WHEREAS**, the Planning Commission, acting as the Local Planning  
31 Agency (LPA), held a public hearing on this proposed amendment, with

1 due public notice having been provided, reviewed and considered  
2 comments received during the public hearing and made its  
3 recommendation to the City Council; and

4 **WHEREAS,** the Land Use and Zoning (LUZ) Committee of the City  
5 Council held a public hearing on this proposed amendment to the *2045*  
6 *Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*,  
7 considered all written and oral comments received during the public  
8 hearing, and has made its recommendation to the City Council; and

9 **WHEREAS,** the City Council held a public hearing on this  
10 proposed amendment, with public notice having been provided, pursuant  
11 to Section 163.3187, *Florida Statutes*, and Chapter 650, Part 4,  
12 *Ordinance Code*, and considered all oral and written comments received  
13 during public hearings, including the data and analysis portions of  
14 this proposed amendment to the *2045 Comprehensive Plan* and the  
15 recommendations of the Planning and Development Department, the  
16 Planning Commission and the LUZ Committee; and

17 **WHEREAS,** in the exercise of its authority, the City Council  
18 has determined it necessary and desirable to deny this proposed  
19 amendment to the *2045 Comprehensive Plan* in order to preserve and  
20 enhance present advantages, encourage the most appropriate use of  
21 land, water, and resources consistent with the public interest,  
22 overcome present deficiencies, and deal effectively with future  
23 problems which may result from the use and development of land within  
24 the City of Jacksonville; now therefore

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

26 **Section 1. Purpose and Intent.** This Ordinance is adopted  
27 to carry out the purpose and intent of, and exercise the authority  
28 set out in, the Community Planning Act, Sections 163.3161 through  
29 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
30 amended.

31 **Section 2. Subject Property Location and Description.** The

1 approximately 2.00± acres are located in Council District 12 at 7827  
2 Jones Road, on the southeast corner of Jones Road and Garden Street  
3 (R.E. No(s). 002893-0040), as more particularly described in **Exhibit**  
4 **1**, dated May 6, 2024, and graphically depicted in **Exhibit 2**, both  
5 attached hereto and incorporated herein by this reference (the  
6 "Subject Property").

7 **Section 3. Owner and Applicant Description.** The Subject  
8 Property is owned by David Wayne Estes. The applicant is Sheila Estes,  
9 8637 Andaloma Street, Jacksonville, FL, 32211; (239) 292-0726.

10 **Section 4. Denial of Small-Scale Land Use Amendment.** The  
11 City Council hereby denies a proposed Small-Scale revision to the  
12 Future Land Use Map series of the *2045 Comprehensive Plan* by changing  
13 the Future Land Use Map designation of the Subject Property from  
14 Agriculture (AGR) to Community/General Commercial (CGC), pursuant to  
15 Small-Scale Application Number L-5963-24C.

16 **Section 5. Effective Date.** This Ordinance shall become  
17 effective upon signature by the Mayor or upon becoming effective  
18 without the Mayor's signature.

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20 Form Approved:

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22           /s/ Dylan Reingold          

23 Office of General Counsel

24 Legislation Prepared By: Marcus Salley

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