

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-537**

5 AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO  
6 THE FUTURE LAND USE MAP SERIES OF THE 2030  
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND  
8 USE DESIGNATION FROM AGRICULTURE-III (AGR-III) TO  
9 LOW DENSITY RESIDENTIAL (LDR) ON APPROXIMATELY  
10 46.94± ACRES LOCATED IN COUNCIL DISTRICT 8 AT 0  
11 JONES ROAD, 6410 JONES ROAD AND 6478 JONES ROAD,  
12 BETWEEN CISCO DRIVE AND GARDEN STREET (R.E. NOS.  
13 002896-0100) (PORTION), 002896-0200 (PORTION)  
14 AND 002896-0300), OWNED BY ESQUIRE TRUSTEE  
15 SERVICE, LLC, AS TRUSTEE OF THE 0 JONES ROAD LAND  
16 TRUST DATED SEPTEMBER 18, 2019, AND RALPH WAYNE  
17 DAVIS AND EMILY GAIL DAVIS, AS MORE PARTICULARLY  
18 DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER  
19 L-5721-22C; PROVIDING A DISCLAIMER THAT THE  
20 AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED  
21 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
22 PROVIDING AN EFFECTIVE DATE.  
23

24 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
25 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an  
26 application for a proposed Small-Scale Amendment to the Future Land  
27 Use Map series (FLUMs) of the *2030 Comprehensive Plan* to change the  
28 Future Land Use designation from Agriculture-III (AGR-III) to Low  
29 Density Residential (LDR) on approximately 46.94± acres of certain  
30 real property in Council District 8 was filed by William Michaelis,  
31 Esq., on behalf of the owners, Esquire Trustee Service, LLC, as

1 Trustee of the 0 Jones Road Land Trust dated September 18, 2019, and  
2 Ralph Wayne Davis and Emily Gail Davis; and

3 **WHEREAS**, the Planning and Development Department reviewed the  
4 proposed revision and application and has prepared a written report  
5 and rendered an advisory recommendation to the City Council with  
6 respect to the proposed amendment; and

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

12 **WHEREAS**, the Land Use and Zoning (LUZ) Committee of the City  
13 Council held a public hearing on this proposed amendment to the *2030*  
14 *Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*,  
15 considered all written and oral comments received during the public  
16 hearing, and has made its recommendation to the City Council; and

17 **WHEREAS**, the City Council held a public hearing on this proposed  
18 amendment, with public notice having been provided, pursuant to  
19 Section 163.3187, *Florida Statutes* and Chapter 650, Part 4, *Ordinance*  
20 *Code*, and considered all oral and written comments received during  
21 public hearings, including the data and analysis portions of this  
22 proposed amendment to the *2030 Comprehensive Plan* and the  
23 recommendations of the Planning and Development Department, the  
24 Planning Commission and the LUZ Committee; and

25 **WHEREAS**, in the exercise of its authority, the City Council has  
26 determined it necessary and desirable to adopt this proposed amendment  
27 to the *2030 Comprehensive Plan* to preserve and enhance present  
28 advantages, encourage the most appropriate use of land, water, and  
29 resources consistent with the public interest, overcome present  
30 deficiencies, and deal effectively with future problems which may  
31 result from the use and development of land within the City of

1 Jacksonville; now, therefore

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

3 **Section 1. Purpose and Intent.** This Ordinance is adopted  
4 to carry out the purpose and intent of, and exercise the authority  
5 set out in, the Community Planning Act, Sections 163.3161 through  
6 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
7 amended.

8 **Section 2. Subject Property Location and Description.** The  
9 approximately 46.94± acres are located in Council District 8 at 0  
10 Jones Road, 6410 Jones Road and 6478 Jones Road, between Cisco Drive  
11 and Garden Street (R.E. Nos. 002896-0100) (portion), 002896-0200  
12 (portion) and 002896-0300), as more particularly described in **Exhibit**  
13 **1**, dated May 24, 2022, and graphically depicted in **Exhibit 2**, both  
14 attached hereto and incorporated herein by this reference (the  
15 "Subject Property").

16 **Section 3. Owner and Applicant Description.** The Subject  
17 Property is owned by Esquire Trustee Service, LLC, as Trustee of the  
18 0 Jones Road Land Trust dated September 18, 2019, and Ralph Wayne  
19 Davis and Emily Gail Davis. The applicant is William Michaelis,  
20 Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida  
21 32207; (904) 346-5914.

22 **Section 4. Adoption of Small-Scale Land Use Amendment.** The  
23 City Council hereby adopts a proposed Small-Scale revision to the  
24 Future Land Use Map series of the *2030 Comprehensive Plan* by changing  
25 the Future Land Use Map designation from Agriculture-III (AGR-III)  
26 to Low Density Residential (LDR), pursuant to Application Number L-  
27 5721-22C.

28 **Section 5. Applicability, Effect and Legal Status.** The  
29 applicability and effect of the *2030 Comprehensive Plan*, as herein  
30 amended, shall be as provided in the Community Planning Act, Sections  
31 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All

1 development undertaken by, and all actions taken in regard to  
2 development orders by governmental agencies in regard to land which  
3 is subject to the *2030 Comprehensive Plan*, as herein amended, shall  
4 be consistent therewith as of the effective date of this amendment  
5 to the plan.

6           **Section 6.           Effective Date of this Plan Amendment.**

7           (a) If the amendment meets the criteria of Section 163.3187,  
8 *Florida Statutes*, as amended, and is not challenged, the effective  
9 date of this plan amendment shall be thirty-one (31) days after  
10 adoption.

11           (b) If challenged within thirty (30) days after adoption, the  
12 plan amendment shall not become effective until the state land  
13 planning agency or the Administration Commission, respectively,  
14 issues a final order determining the adopted Small-Scale Amendment  
15 to be in compliance.

16           **Section 7.           Disclaimer.** The amendment granted herein shall  
17 **not** be construed as an exemption from any other applicable local,  
18 state, or federal laws, regulations, requirements, permits or  
19 approvals. All other applicable local, state or federal permits or  
20 approvals shall be obtained before commencement of the development  
21 or use, and issuance of this amendment is based upon acknowledgement,  
22 representation and confirmation made by the applicant(s), owner(s),  
23 developer(s) and/or any authorized agent(s) or designee(s) that the  
24 subject business, development and/or use will be operated in strict  
25 compliance with all laws. Issuance of this amendment does **not** approve,  
26 promote or condone any practice or act that is prohibited or  
27 restricted by any federal, state or local laws.

28           **Section 8.           Effective Date.** This Ordinance shall become  
29 effective upon signature by the Mayor or upon becoming effective  
30 without the Mayor's signature.

1 Form Approved:

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3           /s/ Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared By: Marcus Salley

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