



Notice of Public Hearing for Proposed Land Use Change

Large scale land use amendment application L-5861-23A was filed on May 8, 2024, as Ordinance 2024-342.

The subject site is approximately 11,047.38 acres and is located with addresses of 6856 San Pablo Road, 0 JTB Boulevard, 0 San Pablo Road, 0 Coconut Palm Parkway, 4950 20 Mile Road N, 0 Rosewater Lane N, 0 Philips Highway, 0 Kiwi Palm Court, 14931 Philips Highway, between I-295 and the Duval/St. Johns County Line.

The current land use category is Agriculture (AGR) in the Rural Development Area. The proposed land use category is Multi-Use (MU) with Site Specific FLUE Policy 4.3.23 in the Suburban Development Area. Plan category descriptions can be found on the Planning and Development Department website.

The applicant is Paul Harden, Esquire, Law Office of Paul M. Harden., 1431 Riverplace Boulevard, Suite 901, Jacksonville, FL 32207. The phone number of the applicant is 904-396-5731.

Scheduled public meeting and public hearing dates are as follows:

Planning Commission Public Hearing is on June 6, 2024, at 1:00 PM and will be held in the Ed Ball Building at 214 N. Hogan Street, 1st Floor, Room 1002.

City Council 1st Public Hearing is on June 11, 2024, at 5:00 PM and will be held in City Hall at 117 West Duval Street in Council Chambers.

Land Use and Zoning Committee Public Hearing is on June 18, 2024, at 5:00 PM and will be held in City Hall at 117 West Duval Street in Council Chambers.

City Council Final Public Hearing is on June 25, 2024, at 5:00 PM and will be held in City Hall at 117 West Duval Street in Council Chambers.

Please visit www.Jacksonville.gov for meeting information and COVID-19 procedures/precautions for accessing public buildings.

The Department Staff Recommendation Report will be available on May 31, 2024.

Dates are subject to change if additional information is needed or if the proposed amendment is deferred.

FLUE Site Specific Policy with L-5861-23A/ Ordinance 2024-342

FUTURE LAND USE ELEMENT

Policy 4.3.23

In accordance with Ordinance 2024-342, which designates an 11,047.38-acre MU land use category on the Future Land Use Map, the owner or authorized agent shall develop a conceptual long-term master plan addressing the entire 11,047.38-acre site. The conceptual master plan shall be subject to review and approval by the City Council prior to submittal of land development reviews and approvals. Development within the site shall be consistent with the conceptual master plan, and development shall not be permitted until such time as a conceptual master plan is approved by the City Council.

The permitted uses include a variety of single-family and multi-family residential, and neighborhood and regional commercial centers. More specifically, uses consistent with the following land use categories are permitted: Low Density Residential (LDR), Medium Density Residential (MDR), Residential-Professional-Institutional (RPI), Community/General Commercial (CGC), Recreation and Open Space (ROS) and Conservation (CSV), all consistent with the Multi-Use Land Use Category.

The following specific densities and intensities are permitted consistent with the Multi-Use Land Use Category:

<u>Single-Family Residential (DU)</u>	<u>7,892</u>
<u>Multi-Family Residential (DU)</u>	<u>2,250</u>
<u>Commercial/Office Uses (GSF)</u>	<u>690,000</u>

Development shall be limited to the lesser of either the entitlements listed in this policy or the entitlements adopted into the approved master plan.

The conceptual master plan may include a land use conversion process that allows for the modification of the above densities and intensities, provided a conversion/exchange table is submitted to and approved by the Planning and Development Department.

DEVELOPMENT AREA BOUNDARY

The map displays the L-5861-23A development area, which is outlined in red. The area is divided into two main sections: a blue-shaded area on the left and a pink-hatched area on the right. The blue-shaded area includes several roads and landmarks, such as Mount Meadow, Apex Trl, and Nocatee Blvd. The pink-hatched area is labeled as the Suburban Development Area Expansion. A legend in the bottom right corner identifies the red outline as the L-5861-23A Boundary and the pink hatching as the Suburban Development Area Expansion. A north arrow and a scale bar (0 to 5,600 feet) are located in the top right corner. The map also shows various other roads and landmarks, including Nocatee Blvd, Nocatee Pkwy, and Nocatee Rd.

L-5861-23A

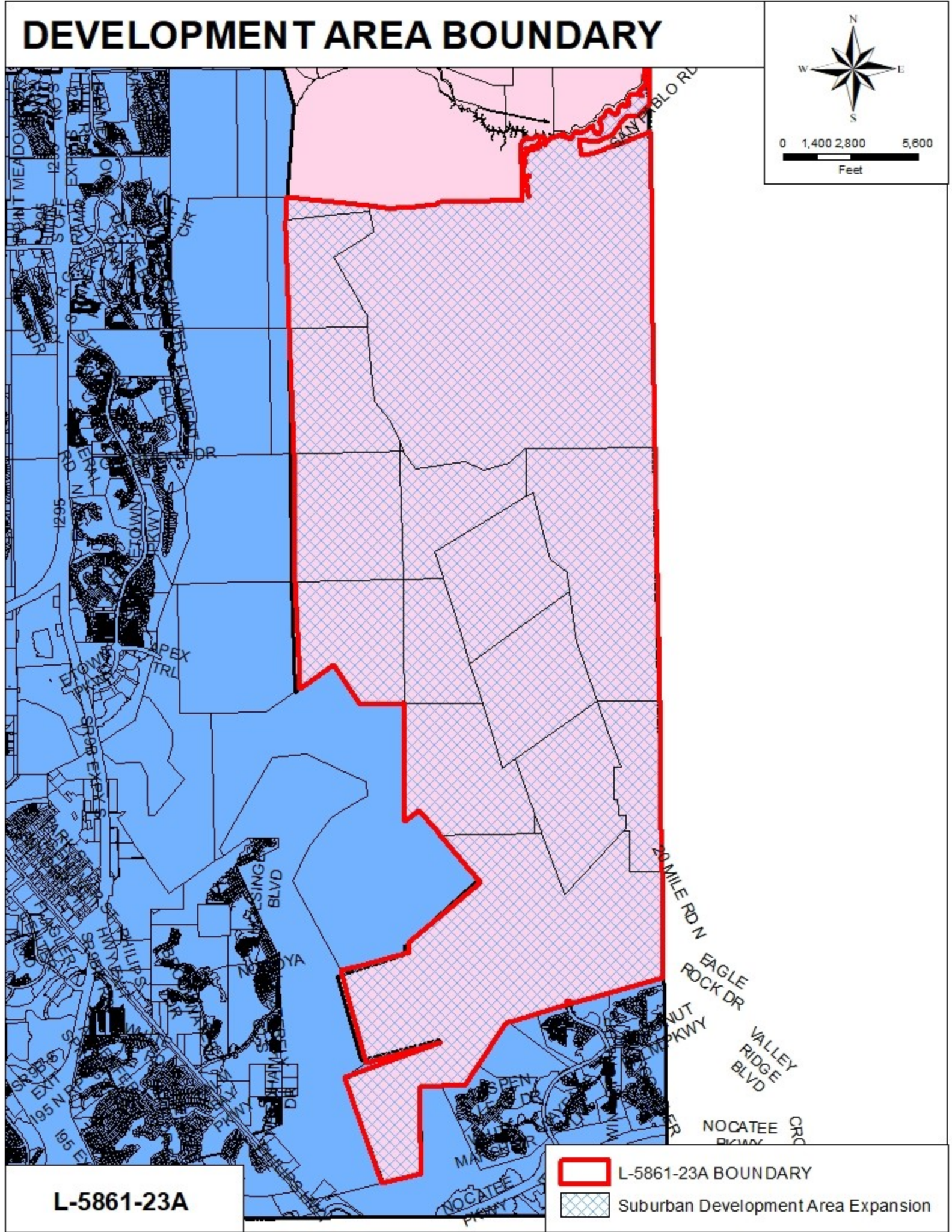
DEVELOPMENT AREA BOUNDARY

Legend:

- L-5861-23A BOUNDARY
- Suburban Development Area Expansion

Scale: 0 1,400 2,800 5,600 Feet

North Arrow: N, S, E, W



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L-5861-23A



L-5861-23A

L-5861-23A BOUNDARY

Suburban Development Area Expansion

The map shows a portion of a city with a red boundary line and a hatched area representing the Suburban Development Area Expansion. The map includes labels for 'MAGUIRE' and 'VOCATEE'.



L-5861-23A

The map shows a portion of a city with a blue background. A red rectangle highlights a specific area. A legend on the right indicates that the red rectangle represents the 'L-5861-23A BOUNDARY' and the blue hatched area represents the 'Suburban Development Area Expansion'. The map also shows a road labeled 'NOCATIE' and a road labeled 'PERRY'.

L-5861-23A BOUNDARY

Suburban Development Area Expansion