



## **Notice of Public Hearing for Proposed Land Use Change**

Large scale land use amendment application L-5861-23A was filed on September 20, 2023, as Ordinance 2023-649.

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:**

Citizen Information Meeting is on October 2, 2023, at 3:00 PM and will be held via Virtual Zoom Meeting per attached details.

Planning Commission Public Hearing is on October 19, 2023, at 1:00 PM and will be held in City Hall at 117 West Duval Street in Council Chambers.

City Council 1<sup>st</sup> Public Hearing is on October 24, 2023, 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 November 7, 2023, 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 November 14, 2023, at 5:00 PM and will be held in City Hall at 117 West Duval Street in Council Chambers.

Please visit [www.coj.net](http://www.coj.net) for meeting information and COVID-19 procedures/precautions for accessing public buildings.

The Department Staff Recommendation Report will be available on October 13, 2023.

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 2023-649**

**FUTURE LAND USE ELEMENT**

**Policy 4.3.23**

In accordance with Ordinance 2023-649 , 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>8,636</u>
<u>Multi-Family Residential (DU)</u>	<u>4,884</u>
<u>Commercial/Office Uses (GSF)</u>	<u>1,707,500</u>

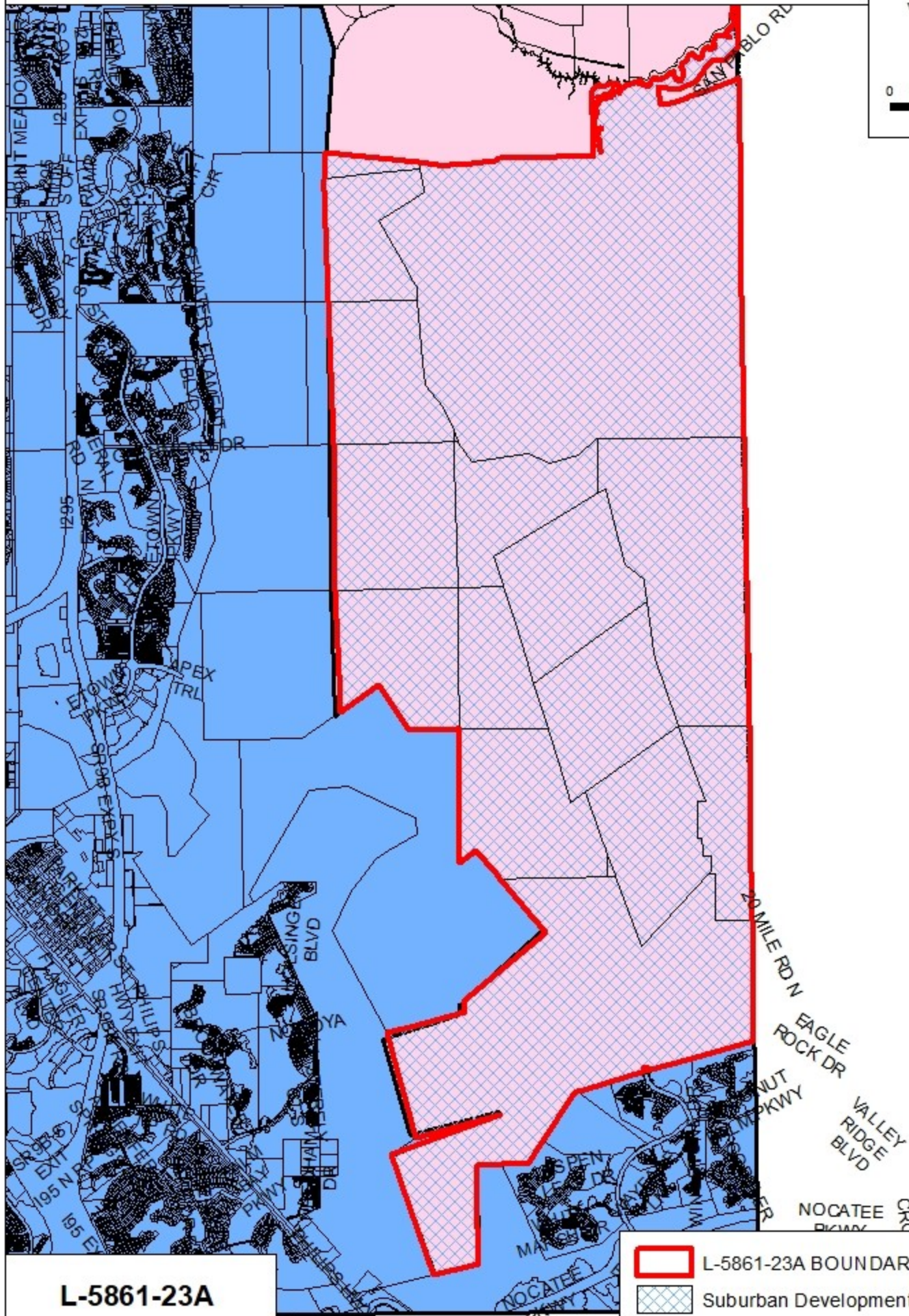
Development shall be limited to the lesser of either the entitlements listed in this policy or the entitlements adopted into the approved master plan.

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



0 1,400 2,800 5,600  
Feet



**L-5861-23A**

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

# CITIZEN INFORMATION MEETING

## 3:00 P.M., OCTOBER 2, 2023

### PLEASE USE FOLLOWING INSTRUCTIONS

#### WAYS FOR THE PUBLIC TO ACCESS THE MEETING:

1. Sign up for Zoom. Type - Zoom.US – with Chrome Internet Browser. Go to: **JOIN A MEETING On Dash Board** Information regarding the Zoom meeting ID and meeting password is listed below:

**Meeting ID: 864 8396 2329**

**Password: 301886** (You can **LISTEN** to the meeting and **VIEW** the meeting this way.)

**ALL PARTICIPANTS WHO WANT TO PARTICIPATE IN LEGALLY REQUIRED PUBLIC PARTICIPATION MUST LOG IN WITH (It would be helpful to identify item to be addressed)**

Full Name and Application # – Example: Jill Smith L-57XX-23C (the L-57XX-23C should reference your item/application number)

2. **Joining a Zoom Meeting by phone:**

**Meeting ID: 864 8396 2329 Password: 301886**

**Find your local number: <https://zoom.us/j/86483962329>  
or Dial by your location**

- +1 646 558 8656 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 669 900 9128 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

#### WAYS FOR THE PUBLIC TO PARTICIPATE IN LEGALLY REQUIRED PUBLIC HEARINGS OR PUBLIC PARTICIPATION ZOOM MEETING

1. Legal Name must appear on Zoom to be recognized by the Host;
2. **DO NOT** state your residence- address as this is not required in this forum – only state County and Zip Code
3. Timeframe set by Host – No more than 3 minutes per speaker.
4. Host will **“ONLY”** call on speakers using the **ELECTRONIC “RAISE HAND”** feature located within the Zoom App. This feature is found- Click on “Participants” scroll to the bottom click on “Raise Hand”... wait to be recognized. (Must have a Microphone, Video, and Speakers to participate with the function.)

#### INSTRUCTIONS: JOINING A MEETING BY DIAL-IN PHONE ONLY

1. Dial numbers provided above. If you dial a toll number, your carrier rates will apply.
2. You will be prompted to enter the meeting ID – the **Meeting ID: 864 8396 2329**  
**Password: 301886**
3. If the meeting has not already started and join before host is not enabled, you will be prompted to press # to wait if you are participant.
4. You will be prompted to enter your unique participant ID. This only applies if you have joined on the computer or mobile device or are a panelist in a webinar. **Press # to skip.**

If you join by computer or mobile device later, you can enter the Participant ID to bind your phone and device session together and show your video when you speak on the phone. To enter your participant ID once you are in the meeting, enter **#Participant ID#** on your phone.

## PHONE CONTROLS FOR DIAL-IN PHONE ONLY PARTICIPANTS

The following commands can be entered via phone tones using your phone's dial pad while in a Zoom meeting:

- **\*6** - Toggle mute/unmute (While this is a function that is available the mute and unmute function will be controlled by the Host not the participant. To speak, the participant must use the \*9 function to be recognized.)
- **\*9** - Raise hand (Electronic Zoom feature that “Must” be used to be recognized by the Host to Speak)
- Legal Name must appear on Zoom to be recognized by the Host;
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- Timeframe set by Host – No more than 3 minutes per speaker.
- Phone in participate will be informed of remaining time.
- Host will “**ONLY**” recognize or call on speakers using the **ELECTRONIC “RAISE HAND”** feature located within the Zoom App \*9 ... wait to be recognized. (Must have a Microphone and Speakers on phone to participate with the function.)

It is important that you use one of the above remote ways to access the meeting; the Mayor has imposed rules on social distancing because of the COVID-19 Virus. If you have any problems or questions about gaining access to the meeting, please call **904 255 7888** Leave your name number and brief message.

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## ADA and TDD ASSISTANCE

Pursuant to the Americans with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days' notification to process; last minute requests will be accepted, but may not be possible to fulfill. Please contact Disabled Services Division at: V- 904-255-5466, TTY-904-255-5476, or email your request to [KaraT@coj.net](mailto:KaraT@coj.net).