

# HARBOUR WATERWAYS SPECIAL DISTRICT

December 12, 2024



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HWSD DOCUMENTS

DREDGING PROJECT 2019-20

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WATERWAY REGULATIONS

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359,492

Welcome to Harbour Waterway Special District (HWSD)

The HWSD is a Special Dependent District created by the City Council of Jacksonville, Florida on October 12, 2010. The district consists of the properties and easements associated with a canal system that is common to four independent neighborhoods in the Fort Caroline area.

The express duties of the District are to maintain the Navigability of our Canal System, to manage our spoil site on Reed Island, and to administer the regulations for the waterway. The district was created to guaranty the routine dredging of the waterway, through the collection of non-ad valorem assessments.

Marina renovation is scheduled to complete by the end of September.

**Warning!!!**  
Spammers are using the HWSD.ORG name as a fake source for EMAILS containing a ZIP file with a malware embedded in it. Please do NOT open any of these ZIP files. HWSD.ORG will never SEND you a ZIP file!

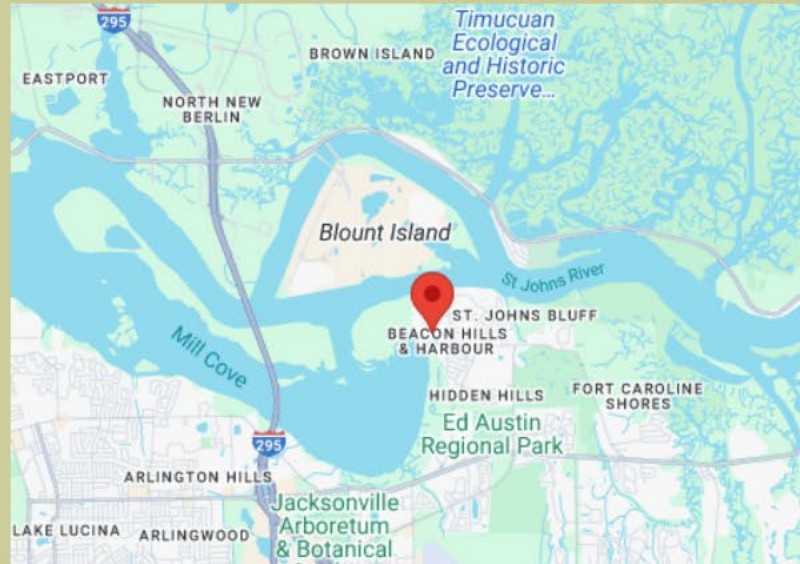


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359,493

### Where We Are Located

The HWSD is located in the Fort Caroline area of Jacksonville, Florida. The Canal System opens into Mill Cove from where it is a short distance to the St. Johns River.





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### District Map



**HWSD REED ISLAND**

ment office

Dames Point Fulton Cutoff

St Johns River

PICNIC AREA

REED ISLAND PARK

Harbour Waterway Special District

Reed Island

Reed Island Dr

BEACON HILLS & HARBOUR

Beacon Dr W

Walkwa



	END OF FISCAL YEAR 2019-20	4,750	20,902	154,453
2020 - 06	Millers Creek Special District			21,258
2020 - 07	Tarpon Cove Special District			9,534
2020 - 08	St. Johns Landing Estates			252
2020 - 11	Light House Point			9,102
2020 - 13	COJ Friendship Fountain		100	
2020 - 14	City of Pompano Beach			2,150
2020 - 15	Villages of Villano			4,654
2019 - 02	Queens Harbour - Phase II			7,025
2021 - 17	The Moorings - Phase I			12,315
2021-018	Crowley Work Barge	11,768		
2021 - 021	Neptune Dredge Project			3,725
	END OF FISCAL YEAR 2020-21	11,768	100	70,015
2021 - 017	The Moorings - Phase II			3,338
2021 - 019	JaxPort - Buck Island		262,431	
2021 - 020	COJ Oak Harbour		13,072	
2020 - 09	Isle of Palms Special District			164,199
2022 - 024	Queens Harbor - Phase III			5,200
2022 - 025	Epping Forest			2,100
2022 - 026	Bert Maxwell	11,890		
2022 - 028	Marina San Pablo			13,926
2022 - 032	Fernandina Beach Marina	16,012		
2022 - 033	Conch House	5,625		
2022 - 034	Marsh Landing			20,762
	END OF FISCAL YEAR 2021-22	33,527	275,503	209,525
2023 - 038	COJ Castaway Boat Ramp		10,462	
2021 - 022	Amkin Hill Street	83,025		
2019 - 003	City of St. Augustine - Salt Run (Phase II)		10,258	
2023 - 036	Dolphin Drive Boat Basin - St. Augustine	882		
	END OF FISCAL YEAR 2022-23	83,907	20,720	-

2019 - 003	City of St. Augustine - Salt Run (Phase II)		138	
2024-043	Goodby's Creek		7,344	
2023-037	San Sebastian Marina		15,880	
2022-031	Channelside HOA			3,925
2022-030	Hopson Creek HOA			4,165
2023-041	Queens Harbor 2024			3,941
2022-032	Fernandina Marina - 2024	15,561		
2023-040	Crowley Work Barge - 2024	20,651		
2022-034	Marsh Landing - 2024			5,643
	END OF FISCAL YEAR 2023-24	36,212	23,362	17,674
	TOTAL DISPOSAL ACTIVITY TO DATE	170,164	340,587	451,667
<b>HARBOUR WATERWAY SPECIAL DISTRICT</b>				
<b>DISPOSAL ACTIVITY</b>				
			Cubic Yds.	Percent
	COMMERCIAL		170,164	18%
	RESIDENTIAL		451,667	47%
	GOVERNMENT		340,587	35%
	<b>GOVERNMENT BREAKDOWN</b>			
	JAXPORT		262,431	27%
	COJ		30,978	3%
	NON-DUVAL		47,178	5%
	Subtotal		340,587	35%
	GRAND TOTAL	962,418		100%



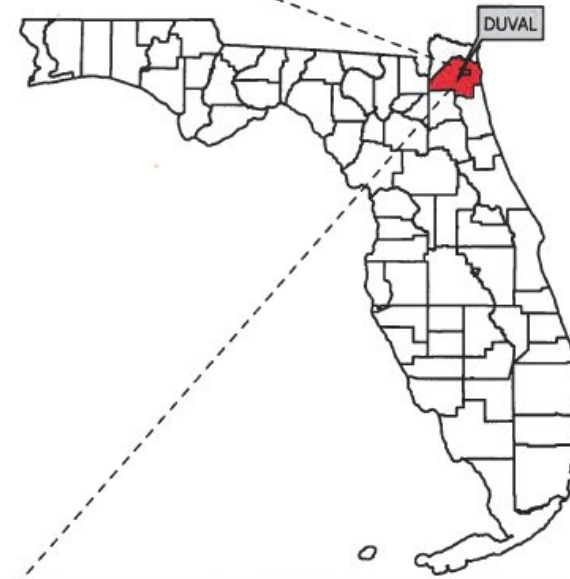
# FULTON CUT REBUILD REED ISLAND DEVELOPMENT EXHIBITS



LEGEND	
	Existing Substation
	Existing 138kV Line
	Existing 230kV Line
	Proposed Transmission Rebuild

## PROJECT LOCATION

DUVAL COUNTY



REV	DATE	DESCRIPTION	BY	CHKD	APP
B	7/18/2024	ISSUED FOR REVIEW - WESTERNMOST ALIGNMENT	JRR	JRC	JRC



PICKETT®

5010 W. NASSAU STREET  
TAMPA, FLORIDA 33607  
(813) 877-7770  
www.pickettusa.com  
C.A. Number 31323

JEA

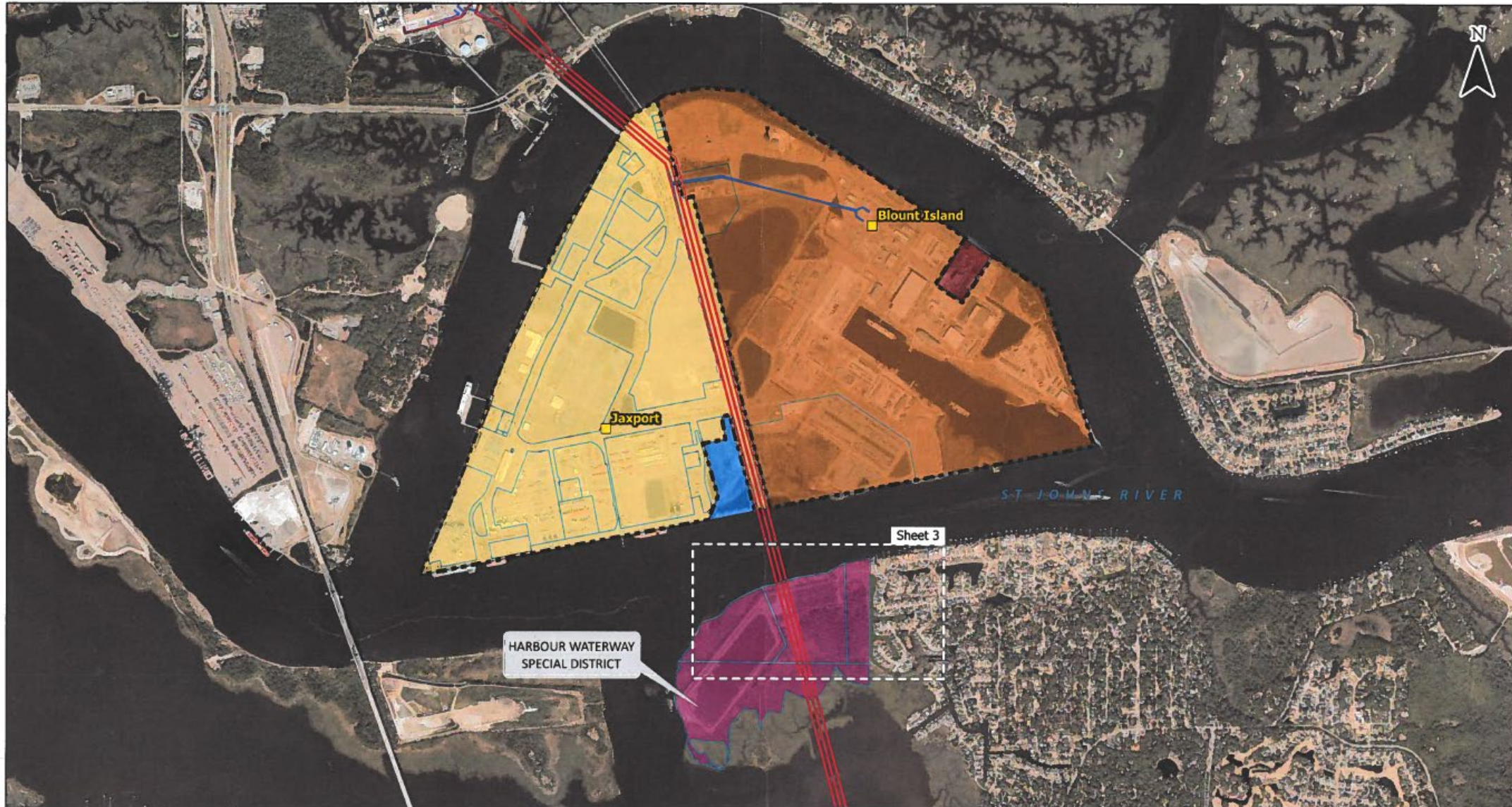
SCALE: NTS  
DRAWN BY: JRR  
ENGINEER: MPK  
COUNTY: DUVAL  
SHEET 1 OF 3

DATE: 7/18/2024  
CHECKED BY: JRC  
SECTION: AS SHOWN  
FILE NAME: JEA\_FultonCut\_RealEstate\_ReedIslandDev









FULTON CUT REBUILD

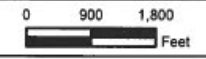
FULTON CUT REBUILD  
REED ISLAND EXHIBITS




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 (813) 877-7770  
 www.pickettusa.com  
 C.A. Number 31323

- Legend**
-  Existing Substation
  -  Existing 138kV Line
  -  Existing 230kV Line
  -  Limited Access

- Parcel Owners**
-  Harbour Waterway Special District
  -  Jacksonville Electric Authority
  -  Jacksonville Port Authority
  -  United States of America
  -  BFGoodrich Co



REV	DATE	DESCRIPTION	BY	CKD	APP
B	7/18/2024	ISSUED FOR REVIEW - WESTERNMOST ALIGNMENT	JRR	JRC	JRC

**JEA**

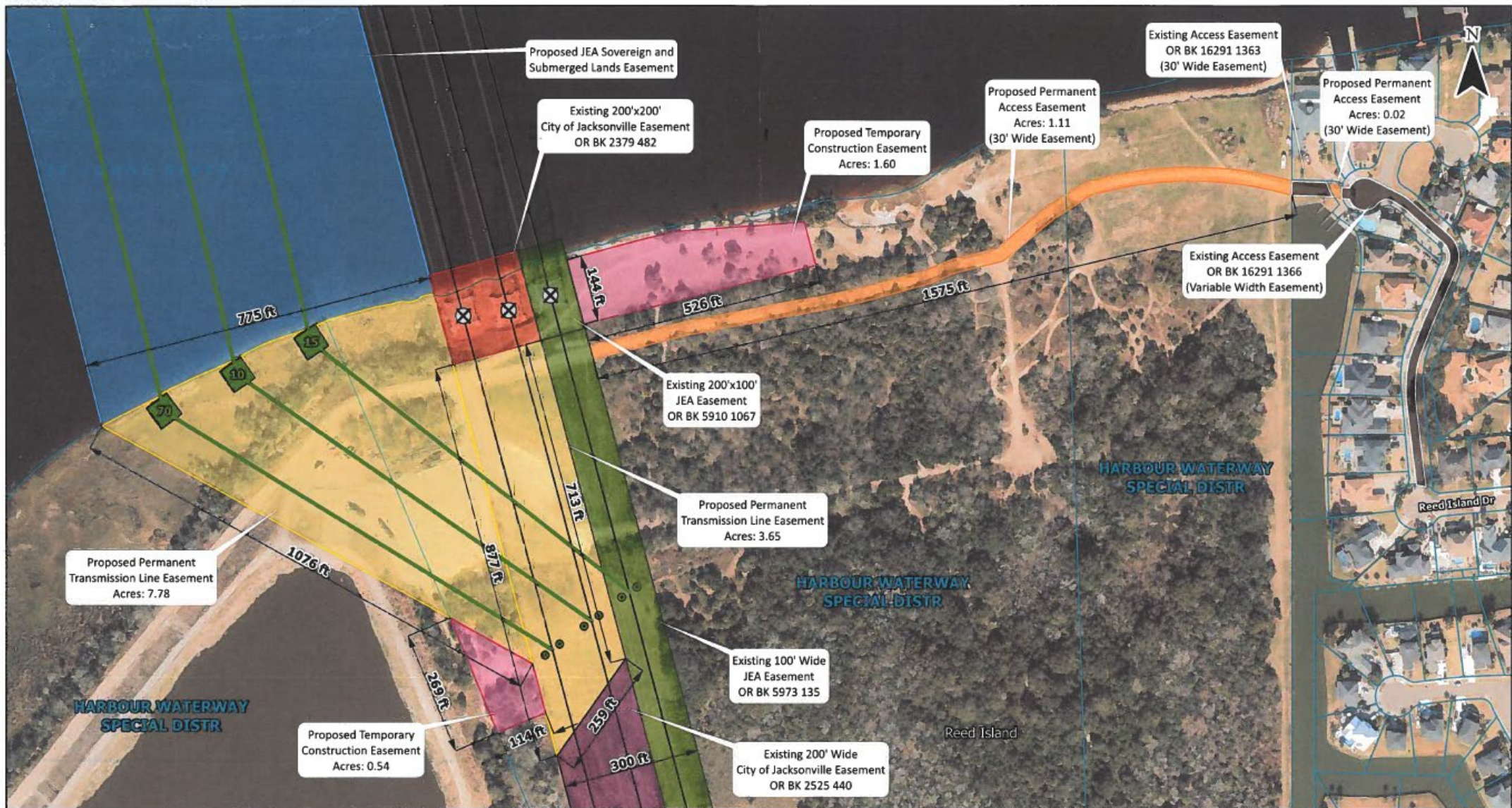
**FULTON CUT REBUILD**

SCALE: 1 IN = 1,800 FT DATE: 7/18/2024  
 DRAWN BY: JRR CHECKED BY: JRC  
 ENGINEER: MPK SECTION: AS SHOWN  
 COUNTY: DUVAL FILE NAME:  
 SHEET 2 OF 3 JEA\_FultonCut\_RealEstate\_ReedIslandDev



**SOUTH BANK DEVELOPMENT OVERVIEW**





Proposed Permanent Transmission Line Easement  
Acres: 7.78

Proposed JEA Sovereign and Submerged Lands Easement

Existing 200'x200' City of Jacksonville Easement  
OR BK 2379 482

Proposed Temporary Construction Easement  
Acres: 1.60

Proposed Permanent Access Easement  
Acres: 1.11  
(30' Wide Easement)

Existing Access Easement  
OR BK 16291 1363  
(30' Wide Easement)

Proposed Permanent Access Easement  
Acres: 0.02  
(30' Wide Easement)

Existing Access Easement  
OR BK 16291 1366  
(Variable Width Easement)

Existing 200'x100' JEA Easement  
OR BK 5910 1067

Proposed Permanent Transmission Line Easement  
Acres: 3.65

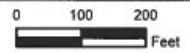
Existing 100' Wide JEA Easement  
OR BK 5973 135

Proposed Temporary Construction Easement  
Acres: 0.54

Existing 200' Wide City of Jacksonville Easement  
OR BK 2525 440



- Legend**
- Proposed Monopole
  - Proposed Tower
  - ⊗ Existing Tower (To Be Removed)
  - Proposed Transmission Centerline
  - Existing Transmission Circuit
  - Existing City of Jacksonville Electric Easement
  - Existing JEA Electric Easement
  - Existing Access Easement
  - Proposed Permanent Access Easement
  - Existing City of Jacksonville Public & Municipal Purposes Easement
  - Existing JEA Electric Easement
  - Existing Access Easement
  - Proposed Permanent Easement
  - Proposed Temporary Construction Easement
  - Proposed Sovereign and Submerged Lands Easement
  - Parcel Boundary



B	6/24/2024	ISSUED FOR REVIEW - WESTERNMOST ALIGNMENT	JRR	JRC	JRC
REV	DATE	DESCRIPTION	BY	CKD	APP

JEA

FULTON CUT REBUILD

SCALE: 1 IN = 200 FT  
DRAWN BY: JRR  
ENGINEER: MPK  
COUNTY: DUVAL  
SHEET 4 OF 4

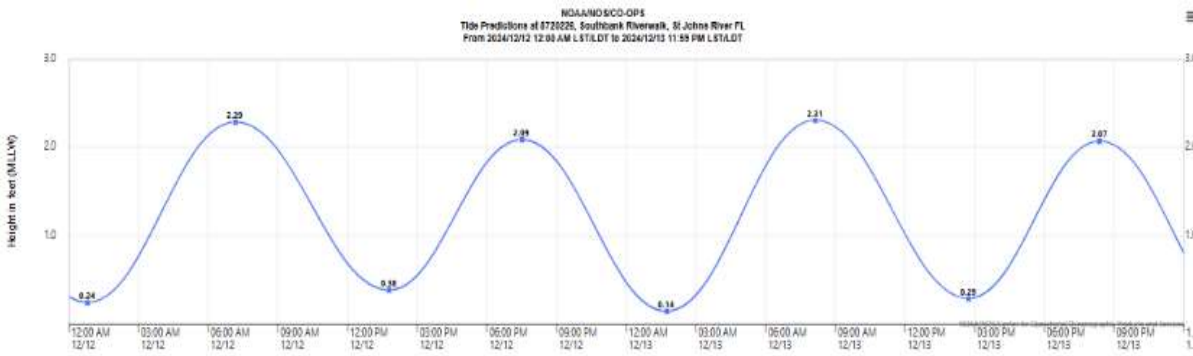
DATE: 6/24/2024  
CHECKED BY: JRC  
SECTION: AS SHOWN  
FILE NAME:  
JEA\_FultonCut\_RealEstate\_West



REAL ESTATE SOUTH BANK

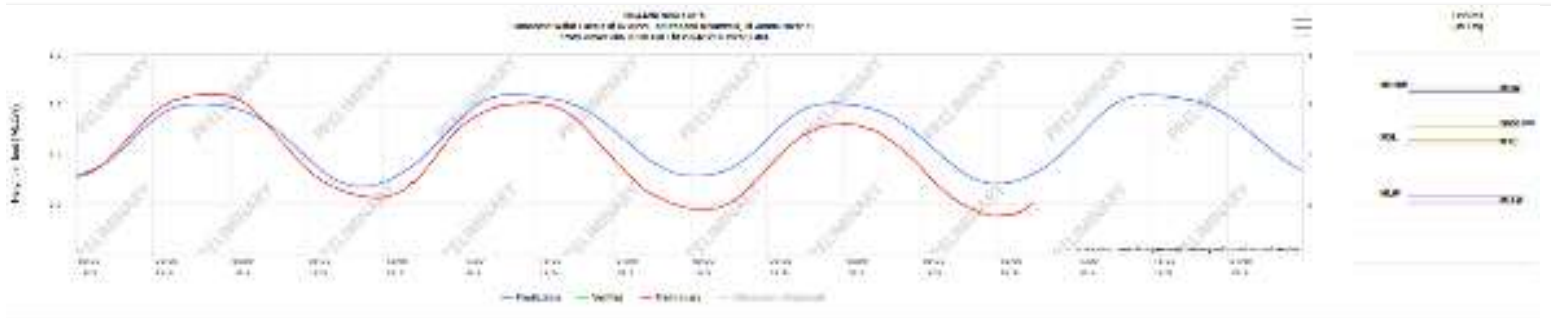
Pinto WWM 12/12/2024

SJR Water Quality Tide Southbank Riverwalk, SJR.  
Cold full moon Dec 15<sup>th</sup>



Today's Tides: Dec 6, 2024 (LST/DT)

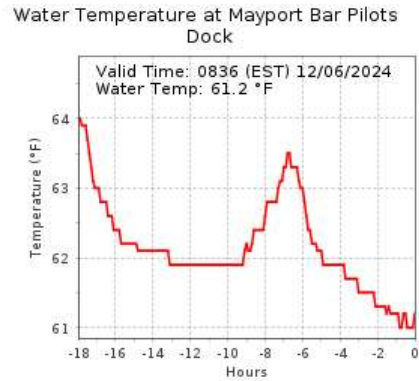
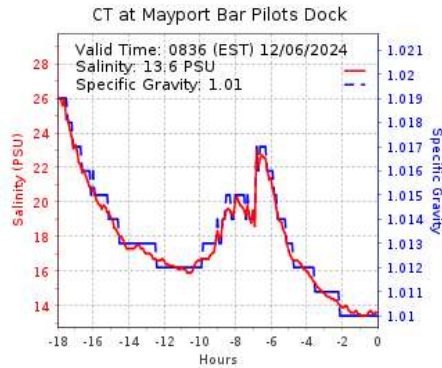
8:02 PM low		
12:32 AM	high	2.03 ft.
8:57 AM	low	0.40 ft.
12:52 PM	high	2.18 ft.
8:02 PM	low	0.55 ft.

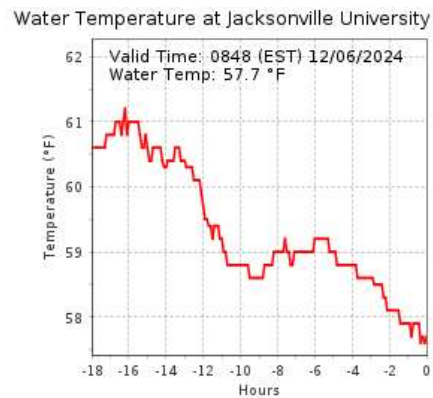
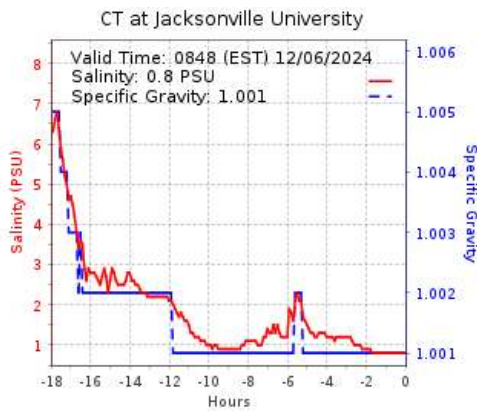
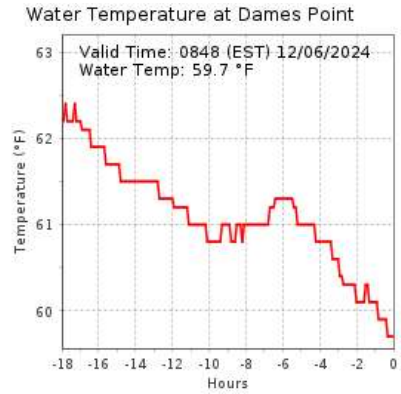
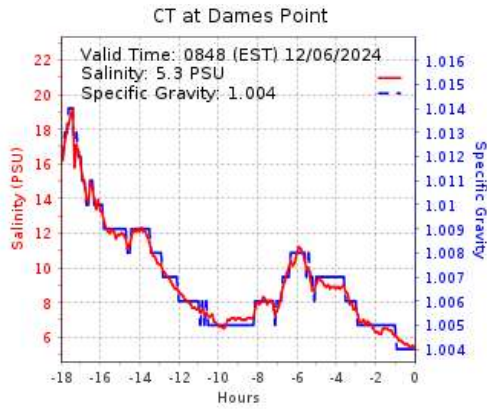


Time 08:36 12/06/2024

Salinity	Station	Temp °F
14 - 23	Mayport	61
5 - 11	Dames	60
1 - 2	JU	58
0.3	Downtown	58
0.3	Buckman	58

Salinity below normal range





**WATER LEVELS** – 0.5’ below predicted no flood risk expected.

**RAINFALL** – Normal dry season lower rainfall this month.

Currently we are at ~ +10 “ yr. to date (More total rainfall this year than before.

Rainfall Inches 2024			Rainfall Inches 2024		Rainfall Inches 2024	
NOAA Online weather data			JAX INT		SJRWMD 2024	
Month	NOW data mean	Obs Value	Obs Jax INT	Departure	SJRWMD Obs	Departure
Jan	2.69	4.02	4.02	0.74	3.24	0.55
Feb	2.92	2.44	2.44	-0.42	2.66	-0.332
Mar	3.43	5.69	5.69	2.4	3.21	-0.2
Apr	2.94	2.05	2.05	-0.88	2.61	-0.005
May	3.54	3.54	0.34	-0.69	2.44	-0.819
Jun	7.27	4.29	4.29	-3.31	3.81	-2.462
Jul	6.94	10.93	10.93	4.16	8.53	1.864
Aug	7.26	12.44	12.44	5.56	8.16	1.17
Sep	7.62	13.53	13.53	5.97	9.59	6.93
Oct	2.85	1.85	1.85	-2.18	7.41	3.28
Nov	2.07	1.44	1.11	-0.56	0.65	-1.33
Dec*	2.85		0.03	-0.4		
	51.89	56.63	43.16	10.23	52.31	10.06

\*Partial month Dec

**HABs** –Shands/SJR, Mandarin Pt., and Drs. Lake \_\_\_ latest round of sampling on 11/13.

Shands Bridge to SJR Mandarin: 11/13 mixed algae.

Mandarin Point SJR (MP72): *Microcystis aeruginosa*, but no toxin detected.

Drs. Lake: 11/13 Mixed algae species, no toxin.

**MANATEE MORTALITY – No more deaths since last month’s report.**

5 Total, 2 Watercraft deaths 4/24/2024 SJR, Talleyrand/Longbranch west bank 30.3683, -81.62588  
10/01/2024 Julington Ck. 100 m SSW of 12796 San Jose Blvd. 30.13312, -81.63206

1 Cold Stress 1/20/2024 Durbin Creek, Jacksonville.

2 Not necropsied 1/20/2024 Atlantic Ocean, Neptune Beach.

6/16/2024 Riverside Ave., 30.32074, -81.67092 - Preliminary.

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In FLORIDA 91 WC and 517 Total year to Nov. 29<sup>th</sup>, 2024; Last year’s end numbers 84 WC/508 TOTAL

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**RESCUES, RELEASES and ASSISTS -FWC Reported a manatee entrapment had occurred in New Rose Creek 10/4; but the manatee was able to overcome the weir on its own and make its way back to the river.**

JU Manatee Hotline 904 256 7575

FWC Dispatch 1-888-3922 Dead, injured or abandoned calf, etc.

**MPP Stakeholder Meetings** proceeding looking at minor updates to terminology and clarifications.

Two working groups, one on **vessel operations around the Port Dec 6<sup>th</sup>**, and the second on **research activities Dec 11<sup>th</sup>** aimed at enhancing protection to manatees and habitat in the future.

Aerial survey on 11/08/2024 reported 4 manatees in the area (Reddy Pt., Blount Is. east channel, Drs. Lake south bank, ICW south). Several Lg. alligators (mostly to the south from Ortega River to Drs. Lake) and several dolphins from Downtown north to Blount Is.)

**Land Use Amendments**  
**L-5984-24C Ordinance 2024-908**  
**L-5981-24C Ordinance 2024-910**  
**L-5945-24C Ordinance 2024-914**

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*Waterways Commission*  
*December 12, 2024*

# Land Use Amendments

## Adoption Ordinance Numbers

2024-908 (L-5984-24C)

2024-910 (L-5981-24C)

2024-914 (L-5945-24C)

## Public Hearing Dates

Planning Commission – Thursday, January 09, 2025

City Council First Hearing – Tuesday, January 14, 2025

City Council LUZ Committee – Wednesday, January 22, 2025

Final City Council Hearing – Tuesday, January 28, 2025

# L-5984-24C (2024-908)

## Location

- ✓ 0 Newton Road and 0 Cargal Street at the end of Cargal Street

## Size

- ✓ Subject Site:  
8.95 acres
- Wetlands:  
1.04 acres

## Current Land Use

- ✓ Low Density Residential (LDR)

## Sub-Drainage Basins

- ✓ Pottsburg Creek

## Drainage Basins

- ✓ Arlington River

## Proposed Land Use

- ✓ Medium Density Residential (MDR)

# L-5984-24C (2024-908) Currant and Proposed Development Standards

## Current Development Standard: LDR to the 2045 Comprehensive Plan

- *44 Single Family dwelling units based on 5 dwelling units per acre*

## Proposed Development Standard: MDR to the 2045 Comprehensive Plan

- *134 Multi-family Residential dwelling units based on 15 dwelling units per acre*



**Land Use Amendment L-5984-24C**  
**Ordinance 2024-908**  
**Current Land Use Map**

**Site Land Use**

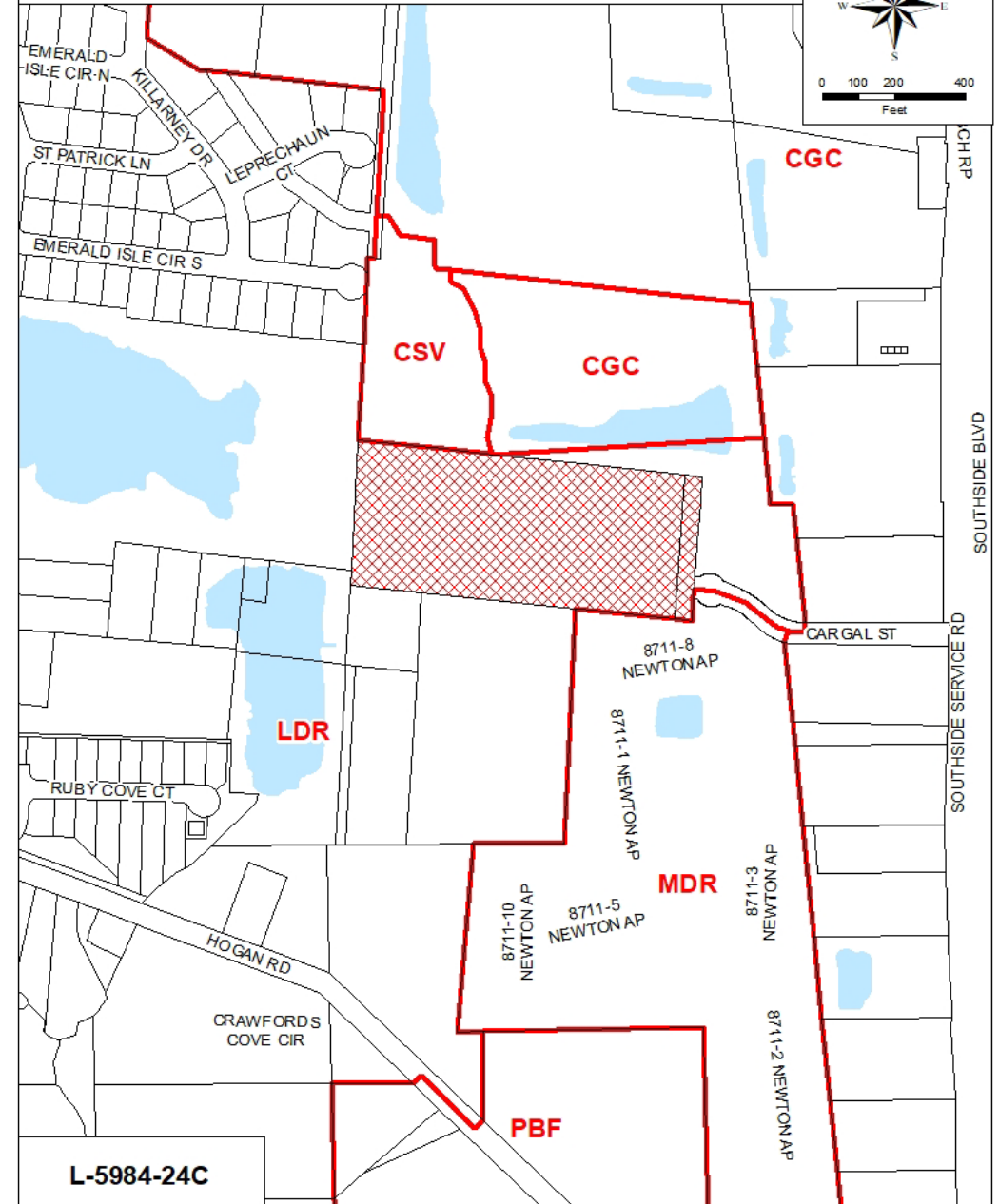
*Low Density Residential (LDR)*

**Surrounding Land Uses**

*Low Density Residential (LDR), Medium Density Residential (MDR), Community/General Commercial (CGC) and Conservation (CSV)*

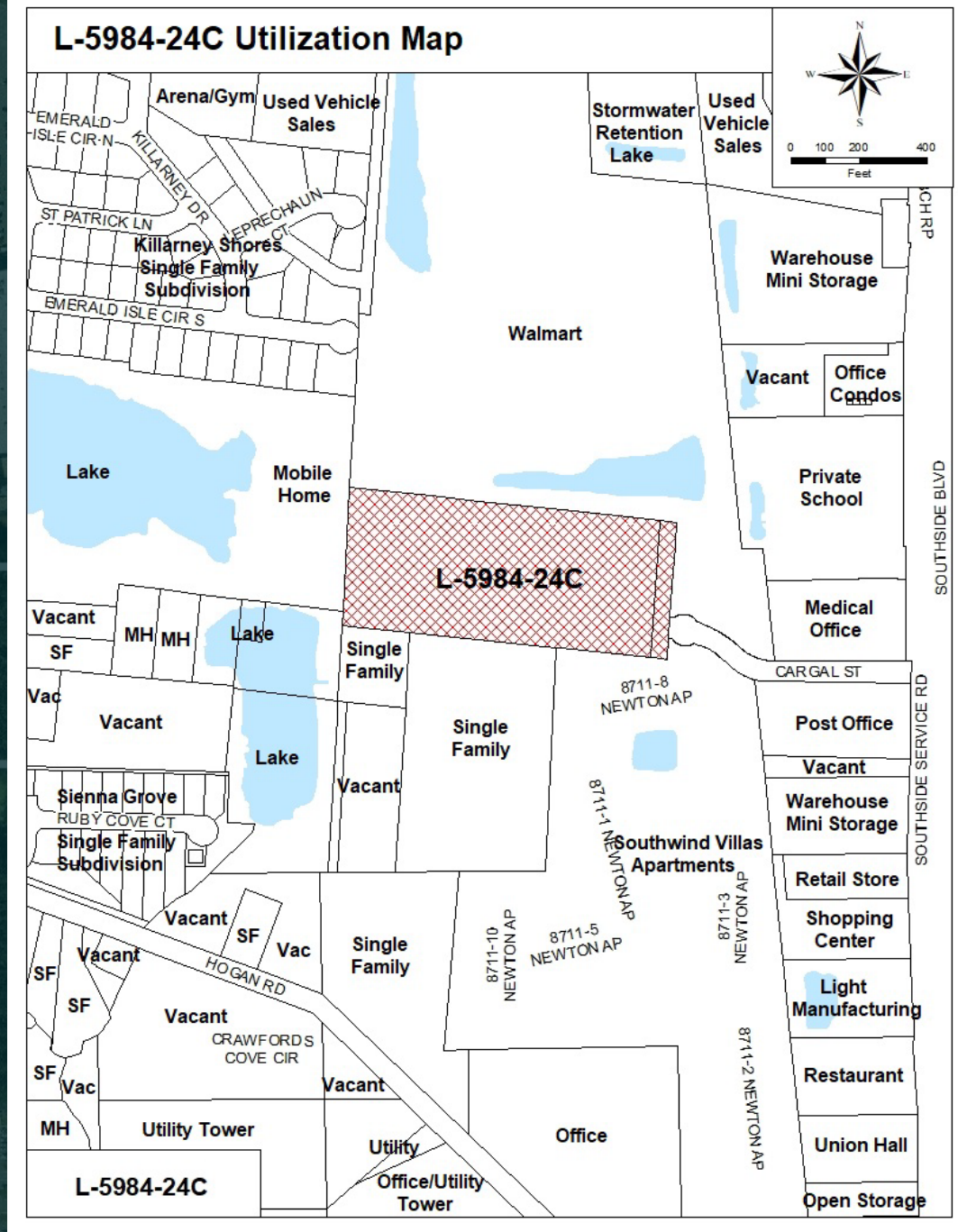
**Land Use Amendment L-5984-24C is proposing a Land Use Change from LDR to MDR**

**CURRENT LAND USE**



**Land Use Amendment L-5984-24C**  
**Ordinance 2024-908**

**Land Utilization Map**



**Land Use Amendment**  
**L-5984-24C**  
**Ordinance 2024-908**

**Aerial Map**

**AERIAL MAP**



**Land Use  
Amendment  
L-5984-24C  
Ordinance 2024-  
908**

**Aerial and  
northerly view  
of property  
from  
Southwind  
Villas  
Apartments  
and photo  
locations**





**Land Use Amendment L-5984-24C Ordinance 2024-908**  
**Westerly view of application site from end of Cargal Street**

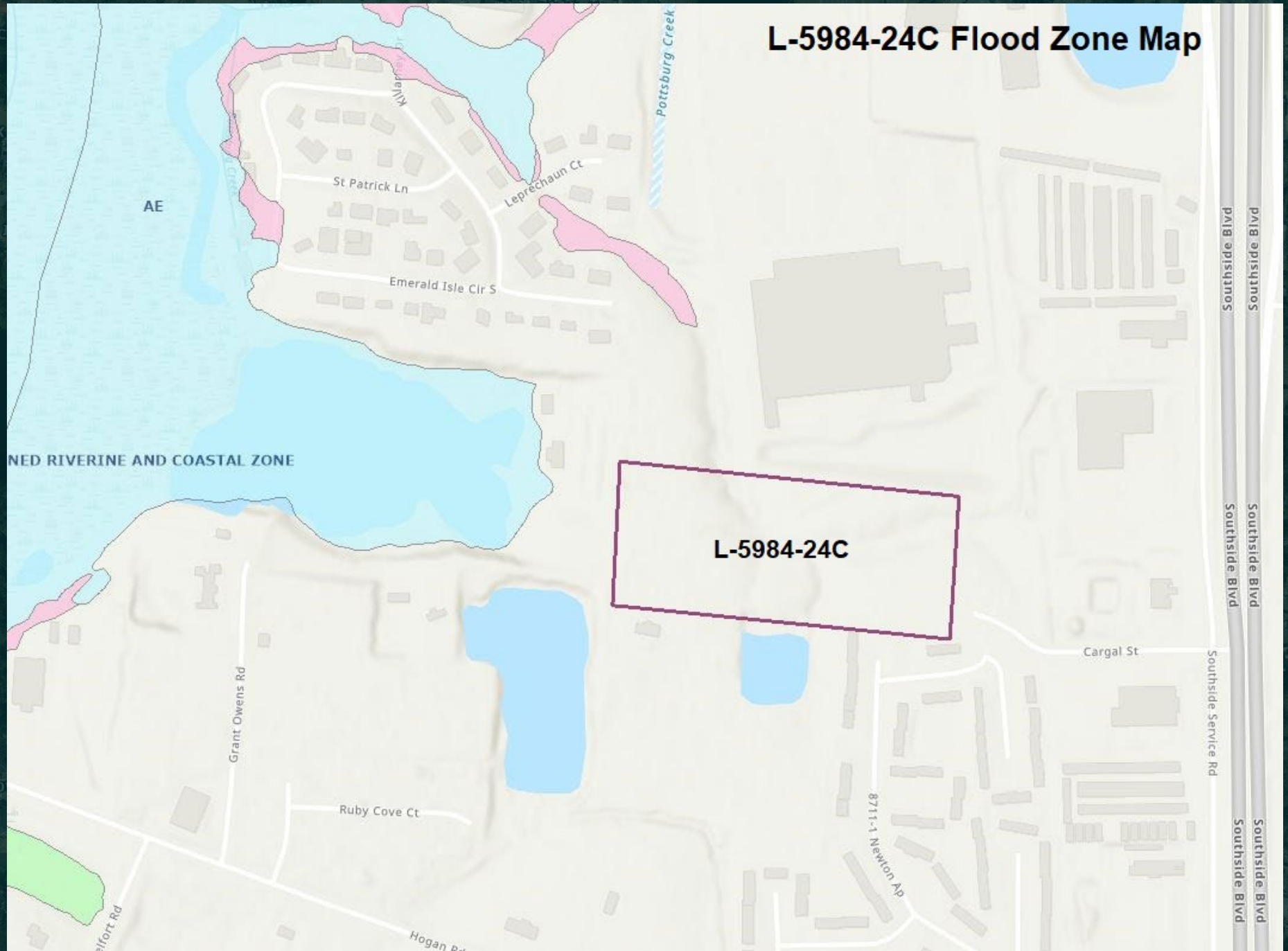


**Land Use Amendment L-5984-24C Ordinance 2024-908**  
**Northerly view of property from Southwind Villas Apartments**

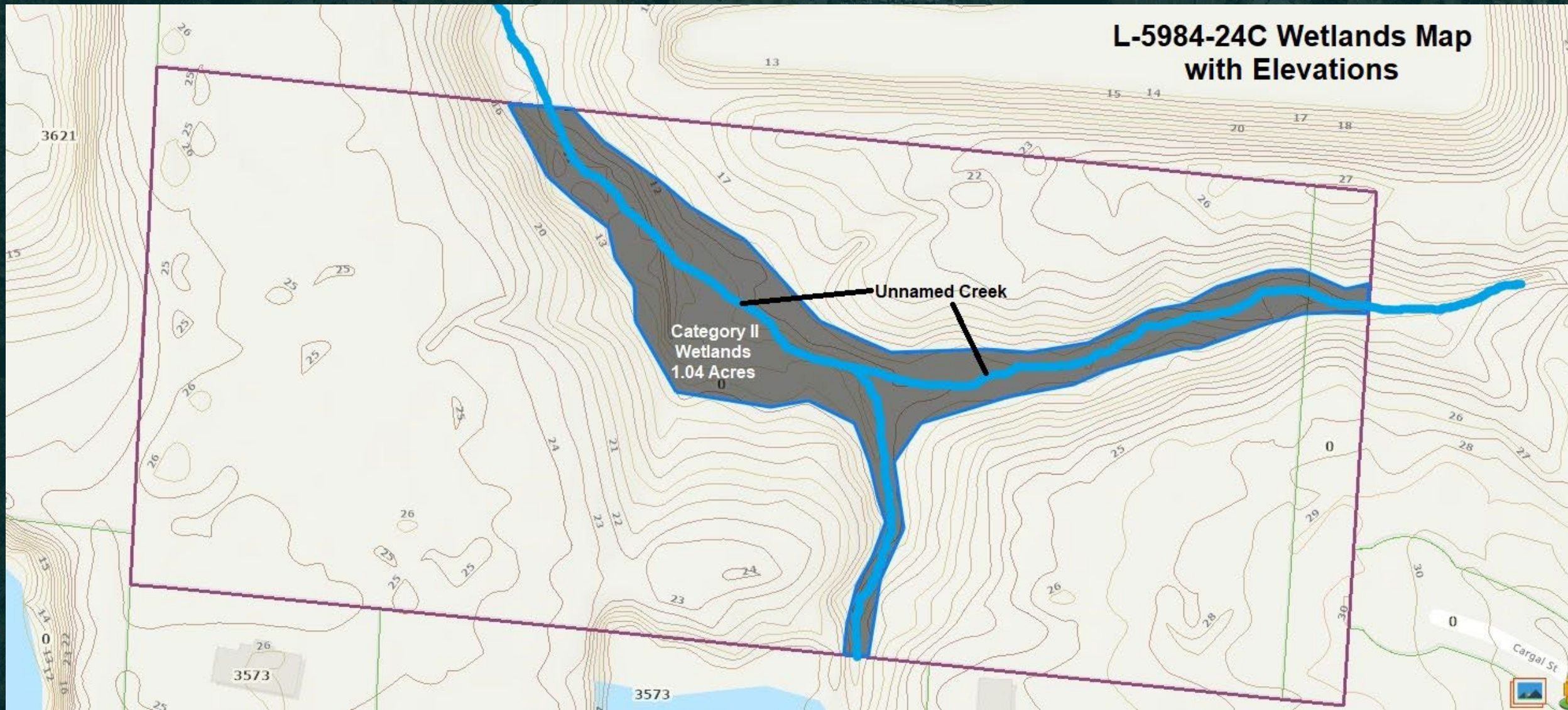
**Land Use**  
**Amendment**  
**L-5984-24C**  
**Ordinance 2024-**  
**908**

**Flood Zone**  
**Map**

**L-5984-24C Flood Zone Map**



# L-5984-24C Wetlands Map with Elevations



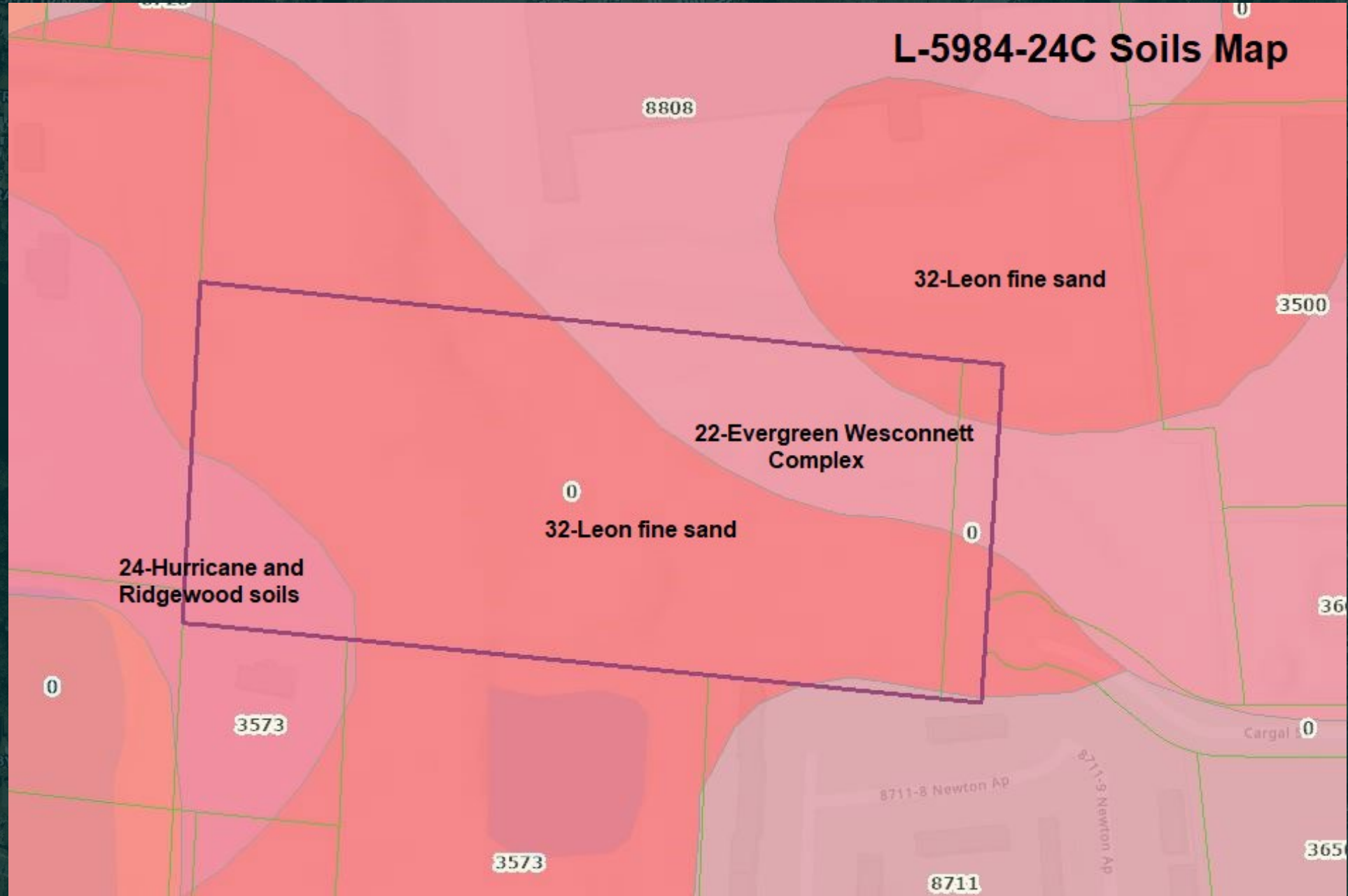
**Land Use Amendment L-5984-24C Ordinance 2024-908**  
**Wetlands and Elevations Map**

**Total Wetland Acreage**  
**1.04 acres**



**Land Use  
Amendment  
L-5984-24C  
Ordinance 2024-  
908**

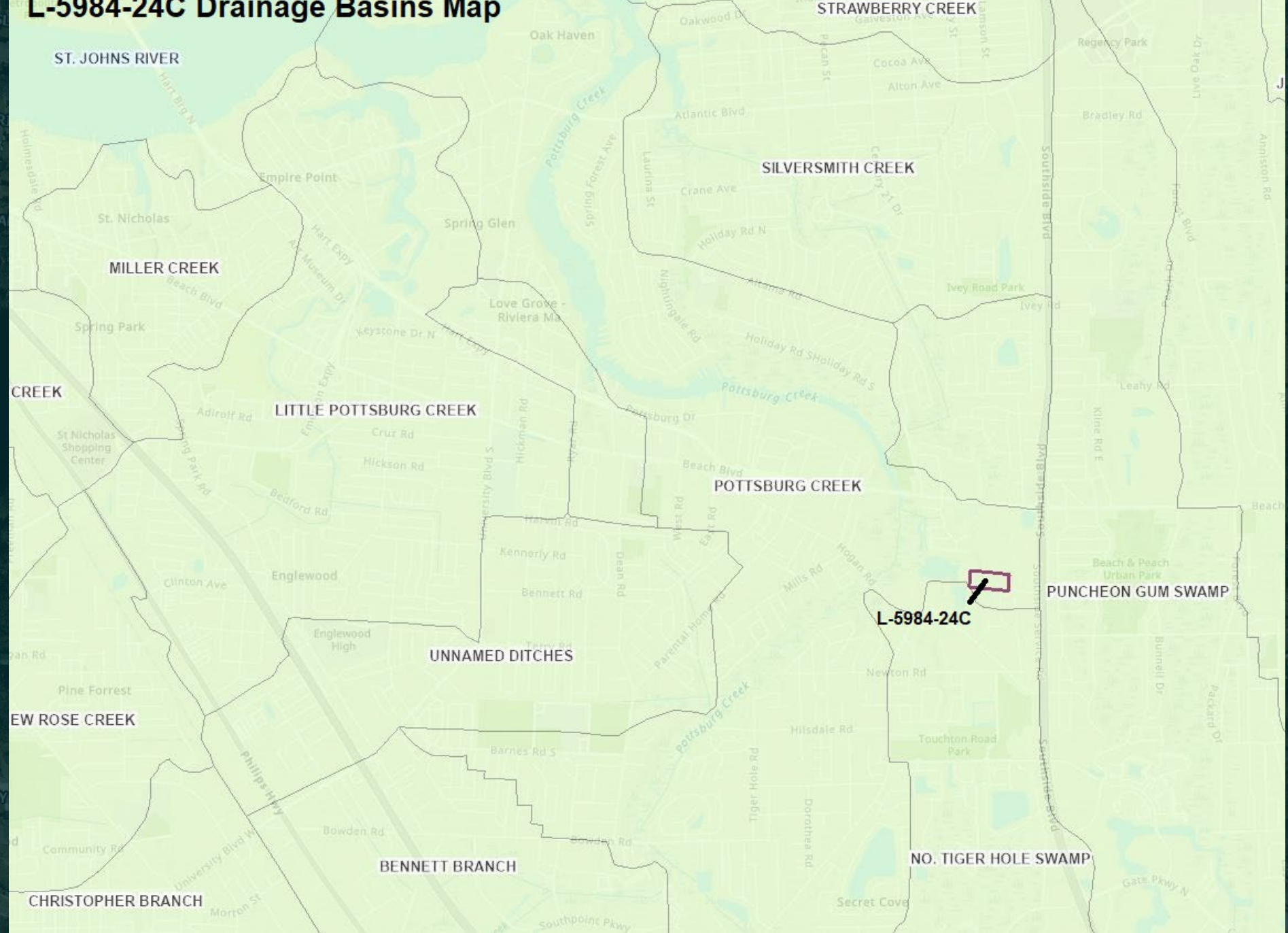
**Soils Map**



# L-5984-24C Drainage Basins Map

**Land Use**  
**Amendment**  
**L-5984-24C**  
**Ordinance 2024-**  
**908**

**Drainage**  
**Basins Map**



**Land Use**  
**Amendment**  
**L-5984-24C**  
**Ordinance 2024-908**  
**Drainage Path**  
**Map**

Application Site



Unnamed Creek



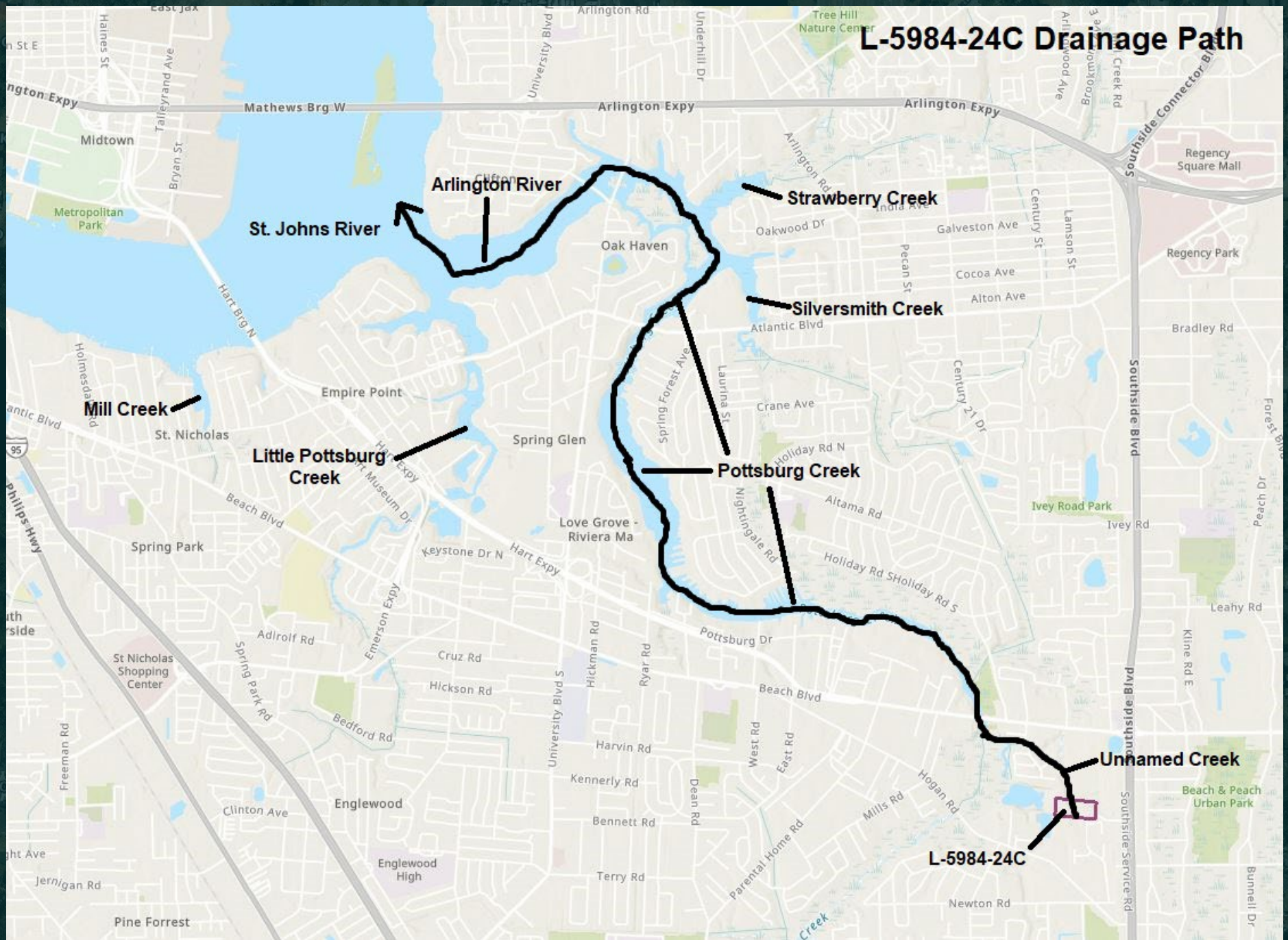
Pottsburg Creek



Arlington River



St. Johns River



**Land Use Amendments**  
**L-5984-24C Ordinance 2024-908**  
**L-5981-24C Ordinance 2024-910**  
**L-5945-24C Ordinance 2024-914**

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*Waterways Commission*  
*December 12, 2024*

# Land Use Amendments

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## Adoption Ordinance Numbers

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# L-5981-24C (2024-910)



## Location

0 SR A1A on the southwest side of SR A1A



## Size

Subject Site:  
7.12 Acres  
Wetlands: (GIS)  
3.02 Acres



## Current Land Use

Medium Density Residential (MDR)



## Sub-Drainage Basin

Sherman Creek



## Drainage Basin

St. Johns River



## Proposed Land Use

Community/General Commercial (CGC)

# L-5981-24C Current and Proposed Development Standards (2024-910)

## Current Development Standard: MDR

- **106 Multi-family dwelling units (15 DUs per acre for MDR)**

## Proposed Development Standard: CGC

- **Scenario 1: 106 Multi-family dwelling units (15 DUs per acre for CGC)**
- **Scenario 2: 108,551 sq. ft. of Commercial space (0.35 FAR for CGC)**

**Land Use Amendment L-5981-24C**  
**Ordinance 2024-910**  
**Current Land Use Map**

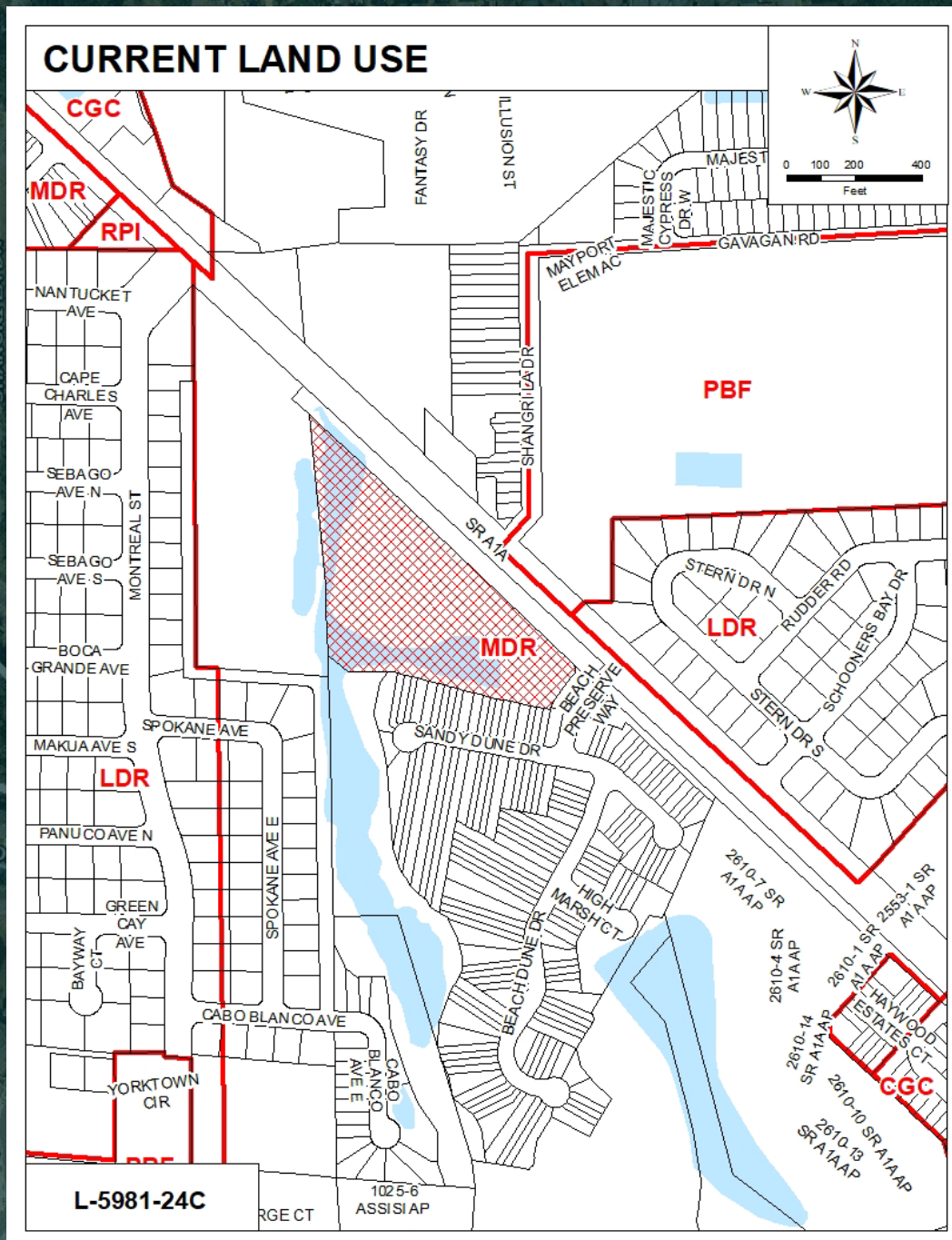
**Site Land Use**

*Medium Density Residential (MDR)*

**Surrounding Land Uses**

*Medium Density Residential (MDR), Low Density Residential (LDR) and Public Buildings and Facilities (PBF)*

**Land Use Amendment L-5981-24C is proposing a Land Use Change from MDR to CGC**

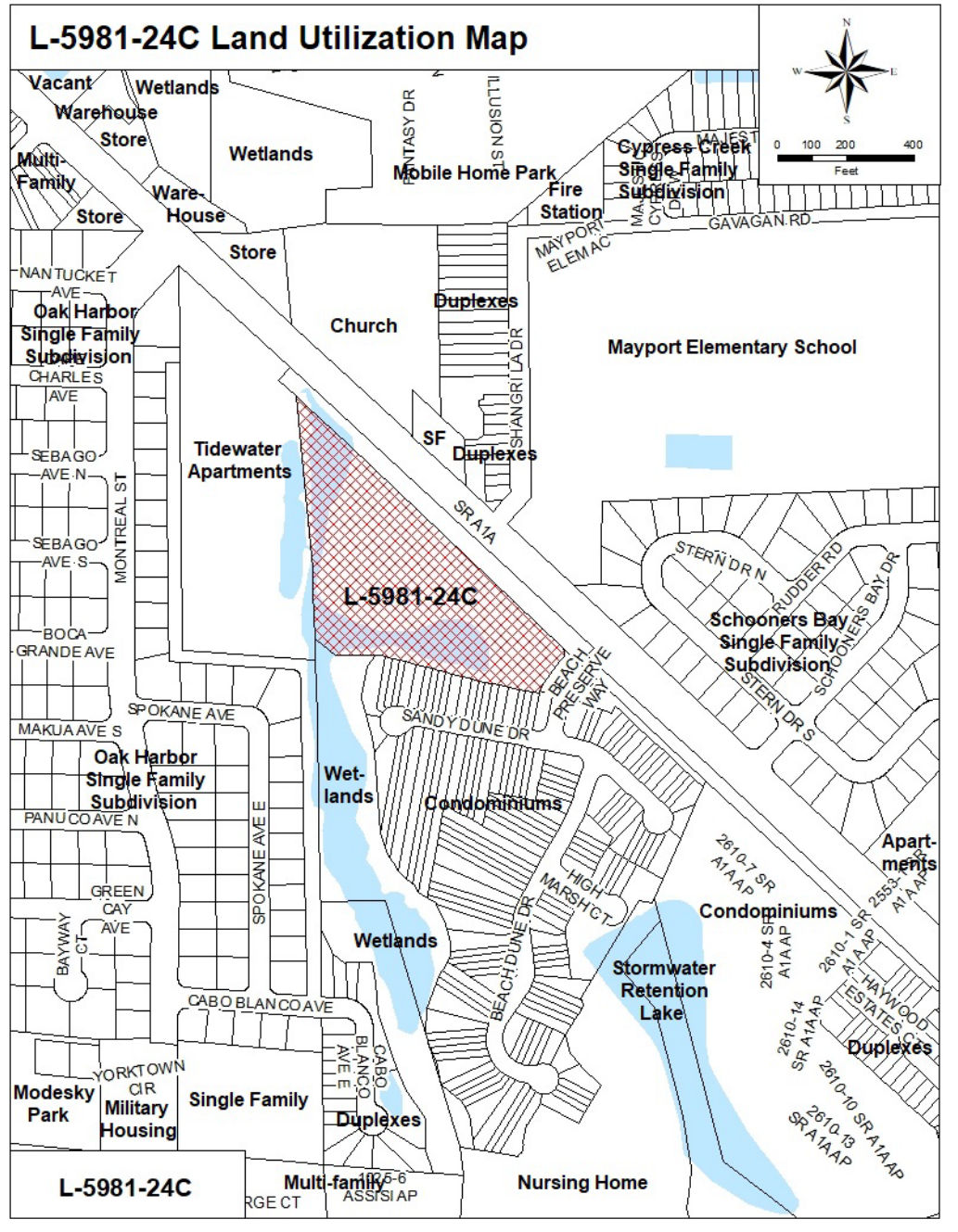


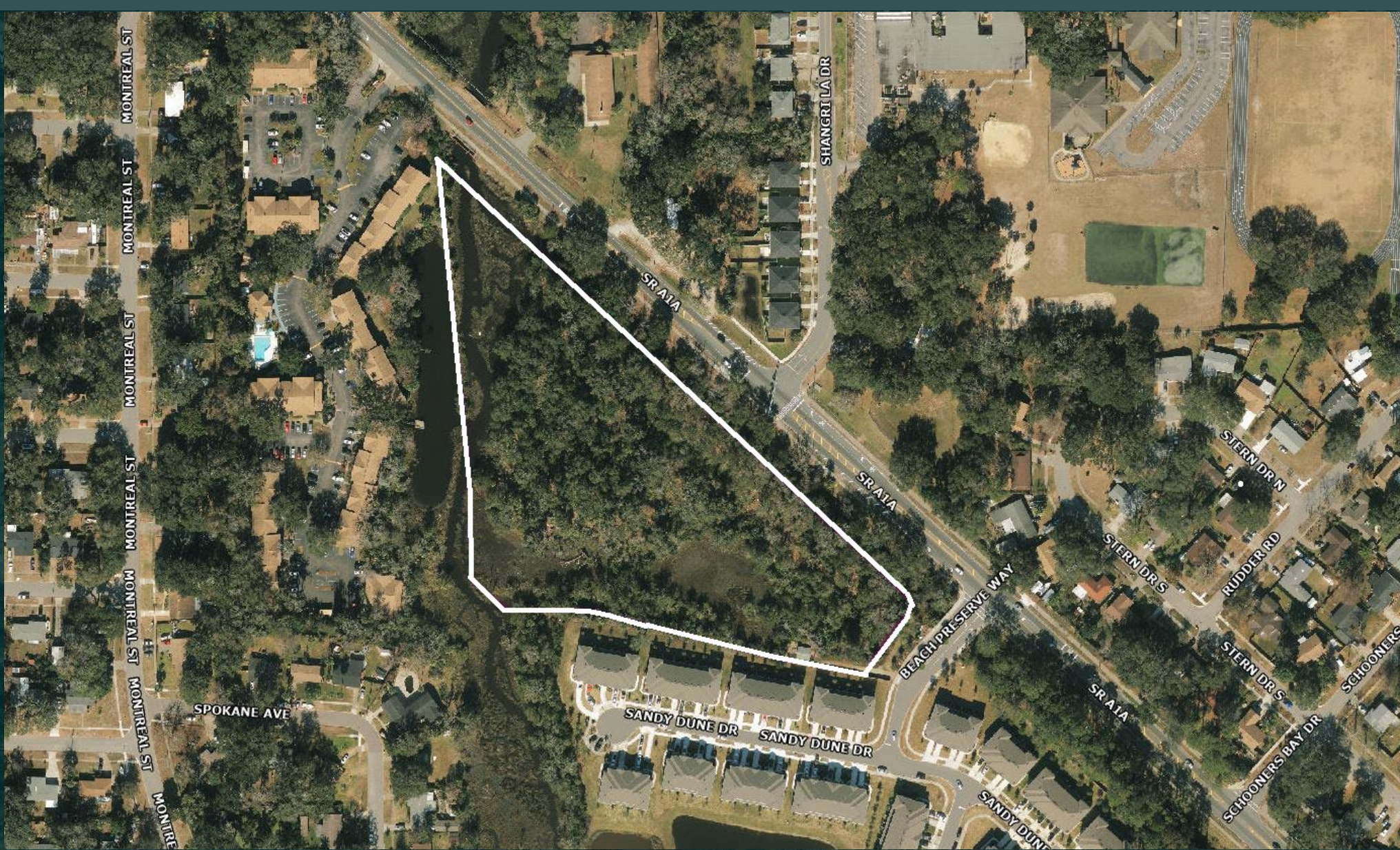


**Land Use Amendment L-5981-24C**  
**Ordinance 2024-910**

**Land Utilization Map**

**L-5981-24C Land Utilization Map**





**Land Use Amendment L-5981-24C Ordinance 2024-910**  
**Aerial Map**



**Land Use Amendment L-5981-23C Ordinance 2024-910**  
**Northern Aerial View of Site and Photo Locations Map**



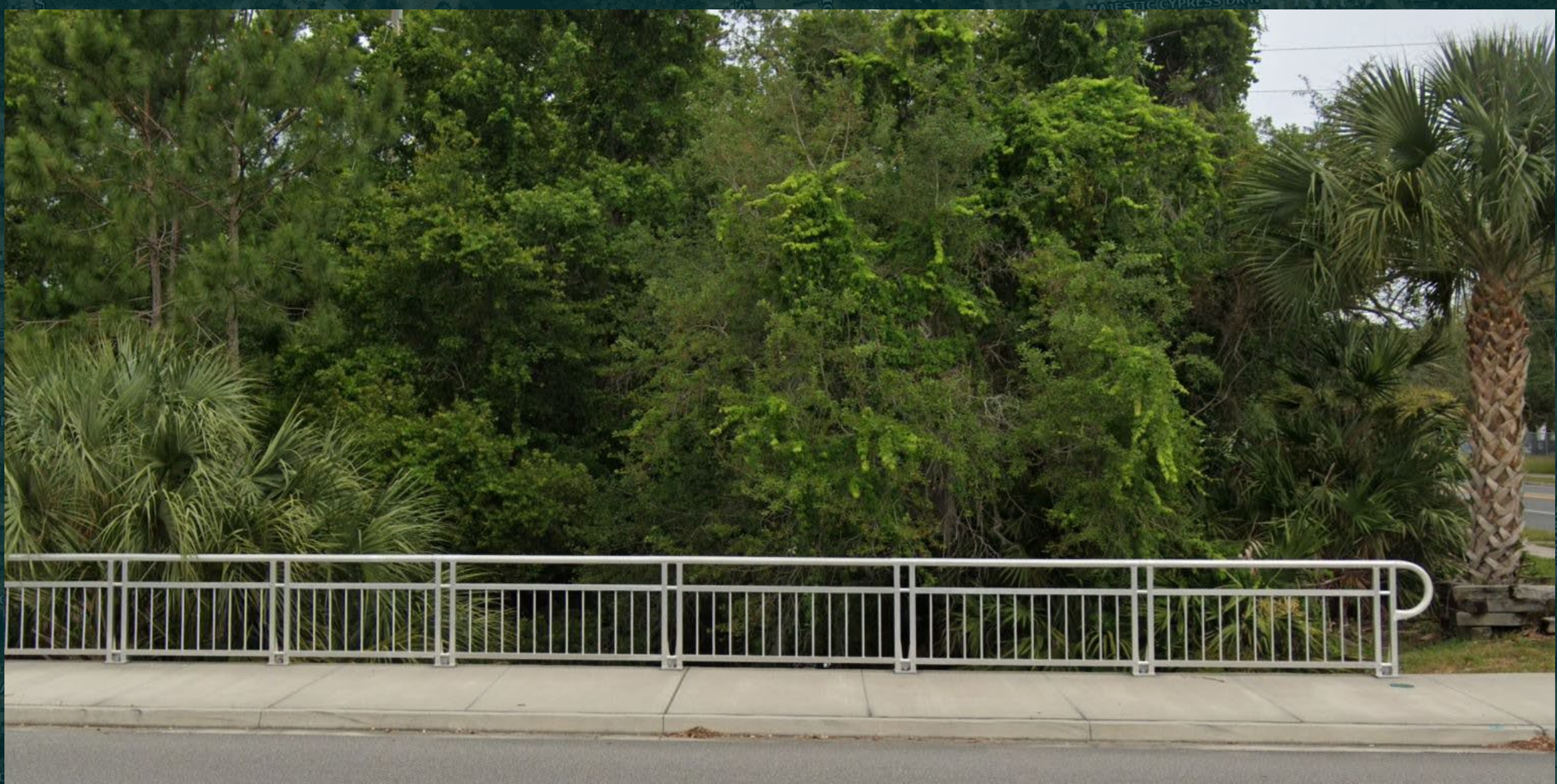
**Land Use Amendment L-5981-24C Ordinance 2024-910**  
**Southerly view of Puckett Creek from AIA**



**Land Use Amendment L-5981-24C Ordinance 2024-910**  
**Southwesterly view of Application Site from AIA**



**Land Use Amendment L-5981-24C Ordinance 2024-910**  
**Southwesterly view of Application Site from AIA**

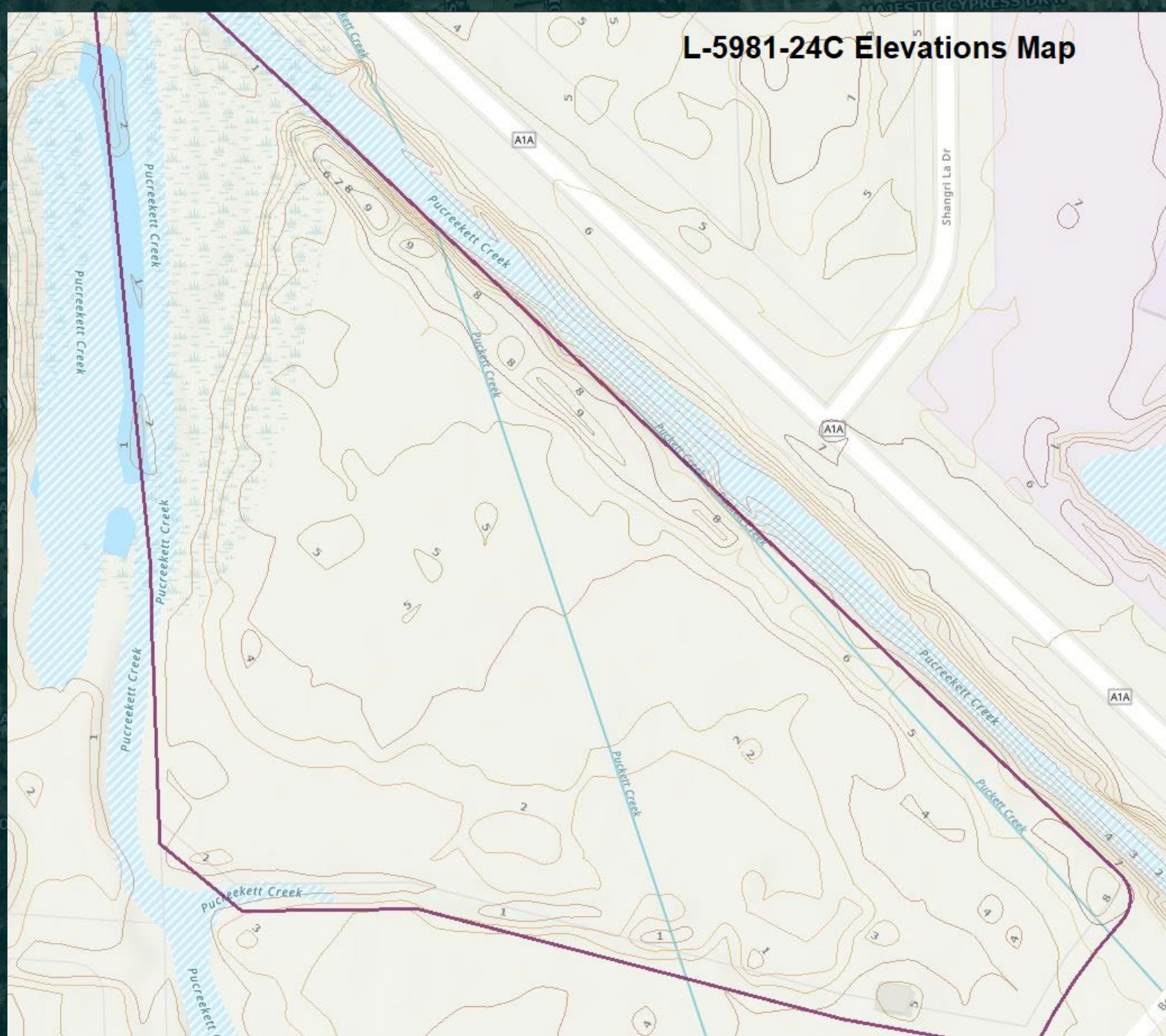


**Land Use Amendment L-5981-24C Ordinance 2024-910**  
**Northwesterly view of Application Site from Beach Preserve Way**

**Land Use  
Amendment  
L-5981-24C  
Ordinance 2024-  
910**

**Elevations  
Map**

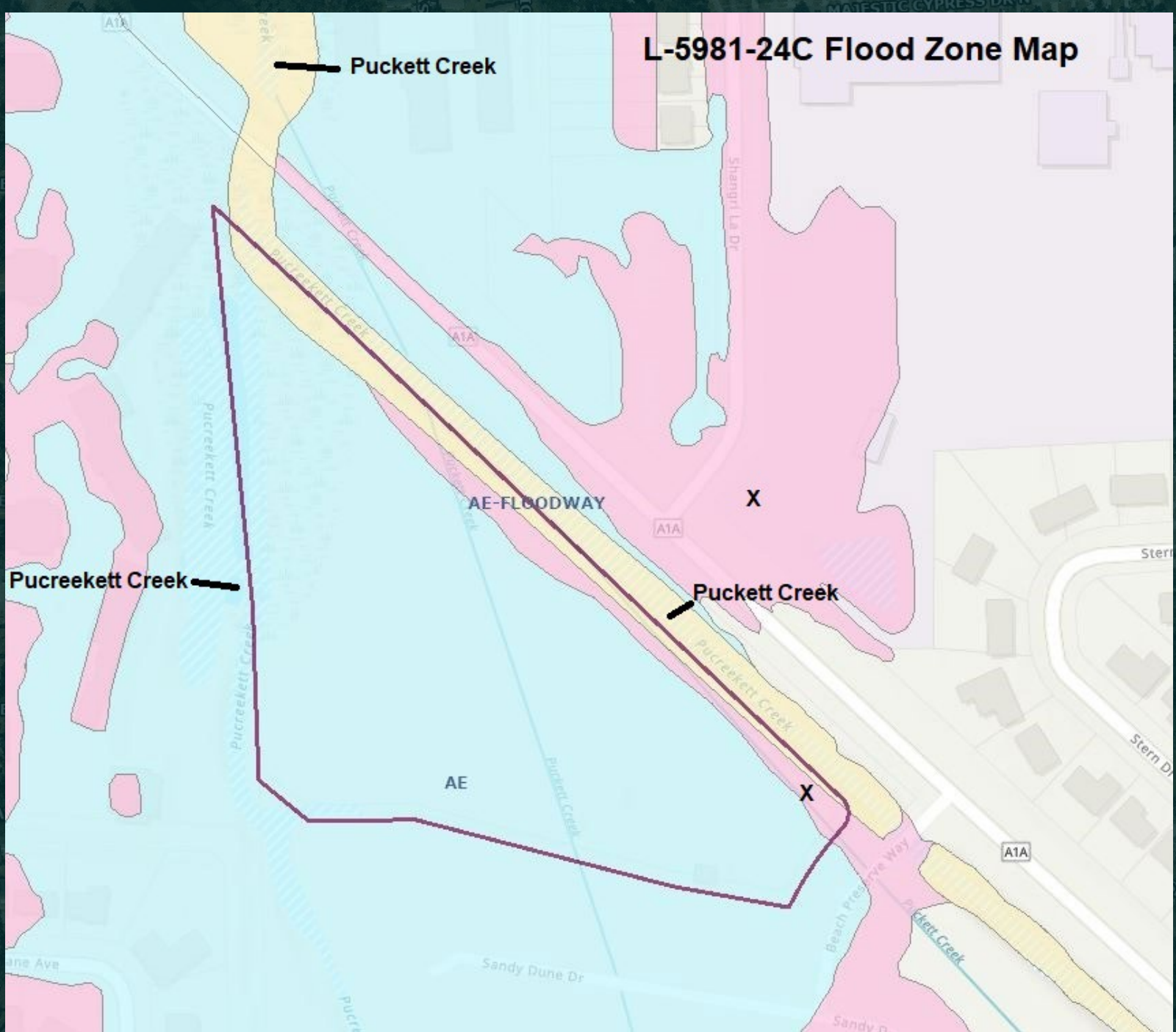
**L-5981-24C Elevations Map**





**Land Use  
Amendment  
L-5981-24C  
Ordinance 2024-  
910**

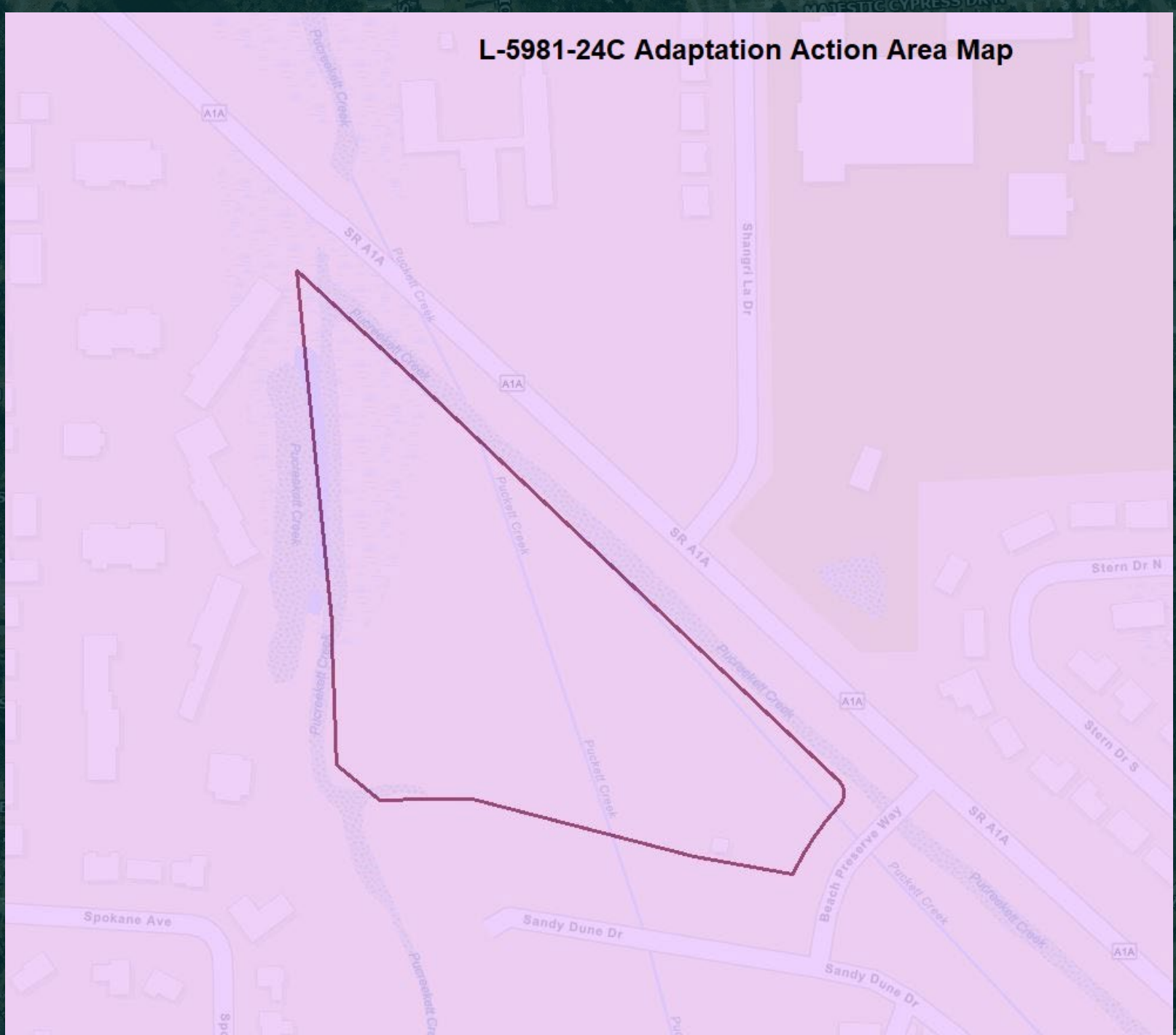
**Flood  
Zones Map**



**Land Use**  
**Amendment**  
**L-5981-24C**  
**Ordinance**  
**2024-910**

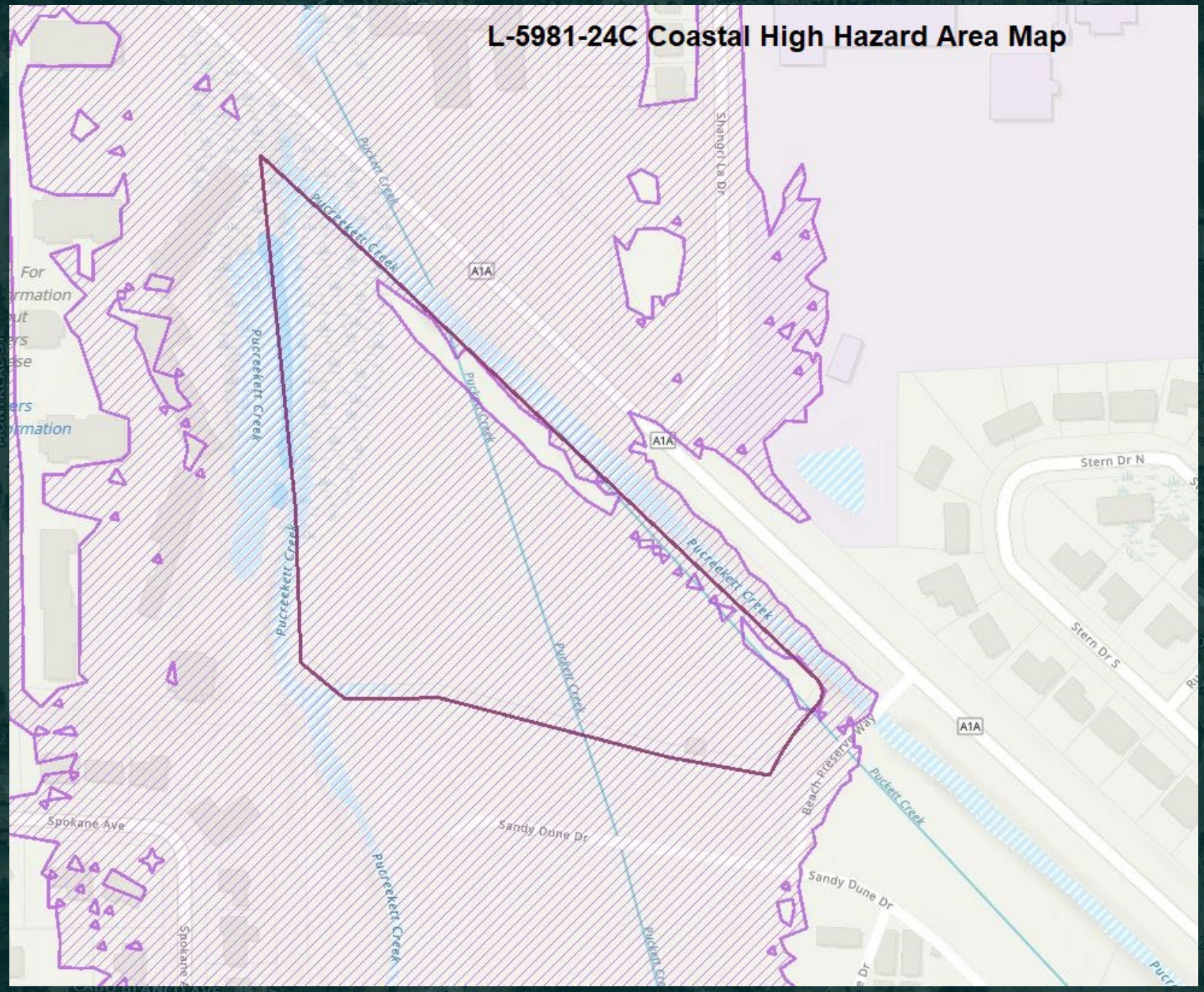
**Adaptation**  
**Action**  
**Area Map**

**L-5981-24C Adaptation Action Area Map**



**Land Use**  
**Amendment**  
**L-5981-24C**  
**Ordinance 2024-910**  
**Coastal High**  
**Hazard Area**  
**(CHHA) Map**

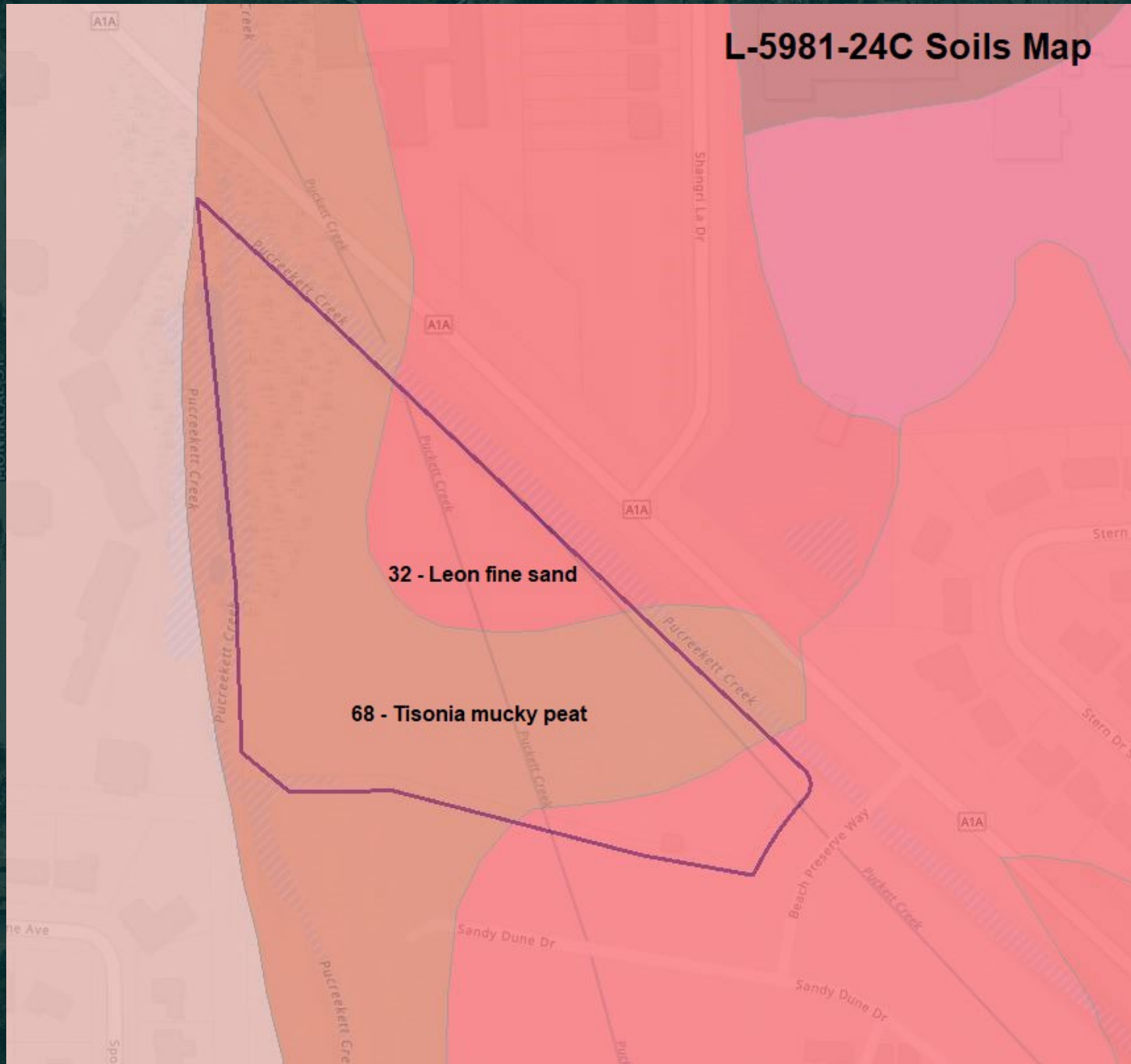
**L-5981-24C Coastal High Hazard Area Map**



**Land Use**  
**Amendment**  
**L-5981-24C**  
**Ordinance 2024-**  
**910**

**Soils Map**

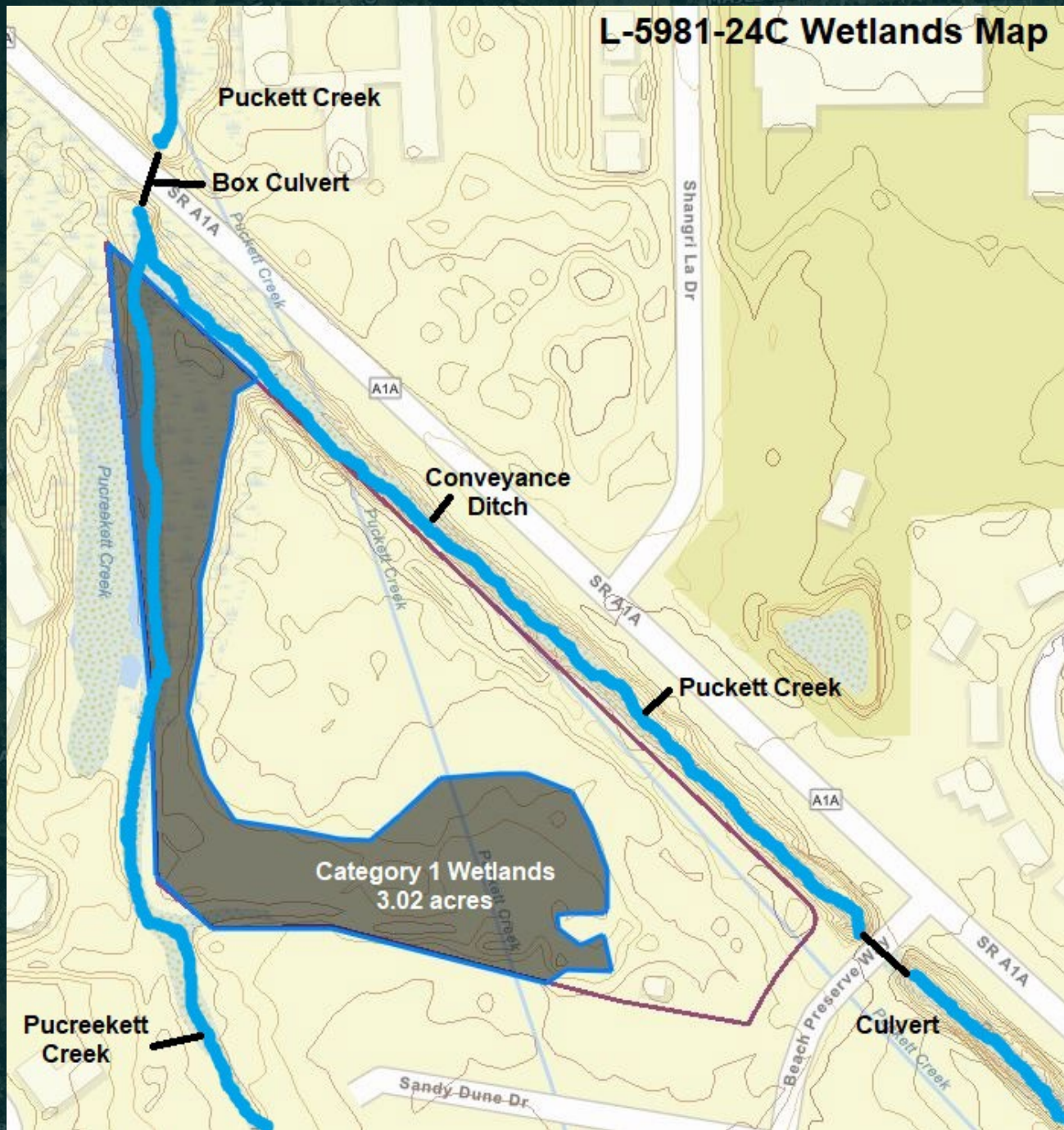
**L-5981-24C Soils Map**



**Land Use  
Amendment  
L-5981-24C  
Ordinance 2024-  
910**

**Wetlands  
Map**

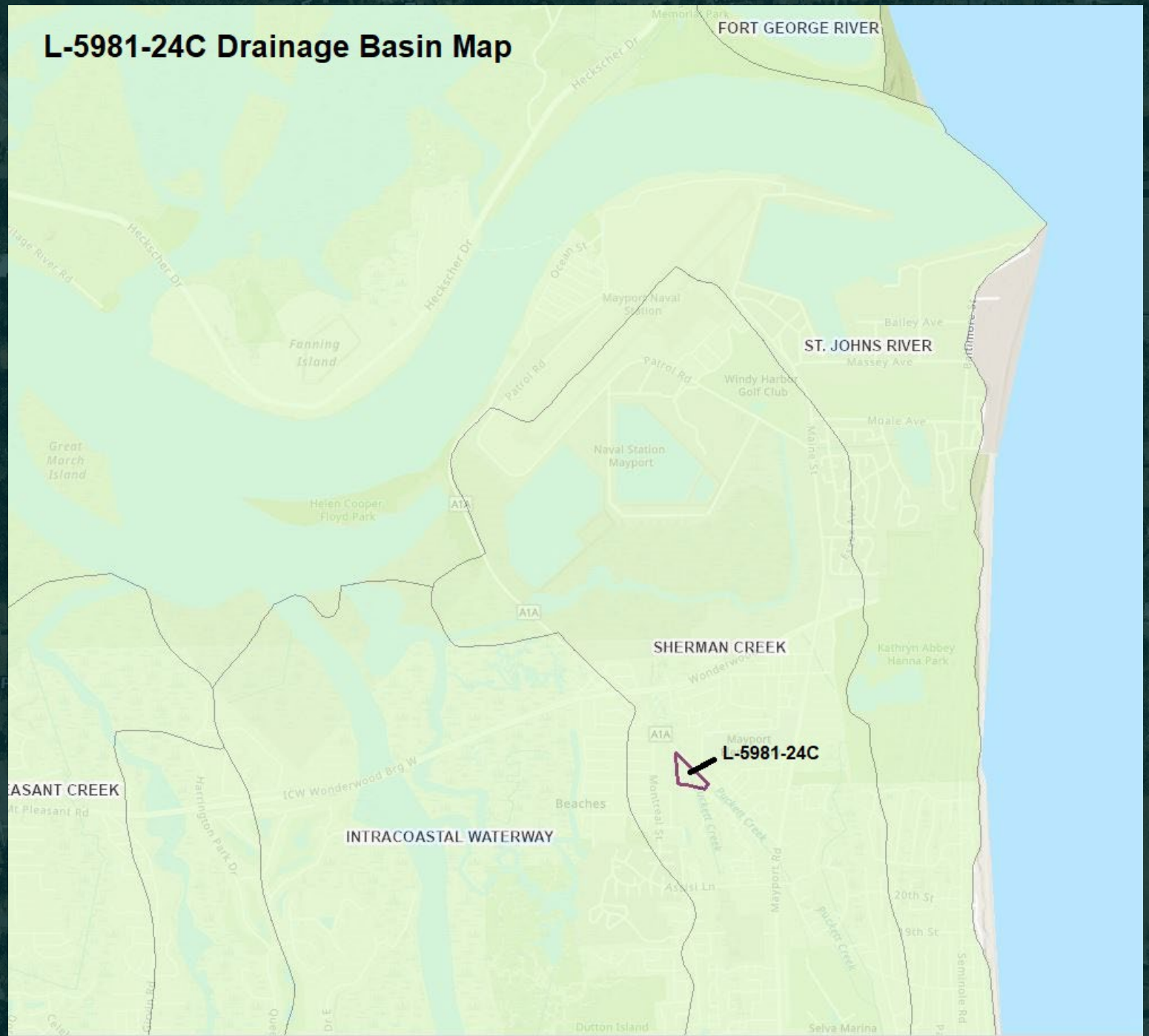
**Total Wetland  
Acreage  
Category I  
3.02 acres**



**Land Use**  
**Amendment**  
**L-5801-24C**  
**Ordinance 2024-**  
**910**

**Drainage**  
**Basins Map**

**L-5981-24C Drainage Basin Map**



**Land Use**  
**Amendment**  
**L-5981-24C**  
**Ordinance 2024-910**

**Drainage Path**  
**Map**



**Application Site**



**Puckett Creek**



**Sherman Creek**



**St. Johns River**



**Land Use Amendments**  
**L-5984-24C Ordinance 2024-908**  
**L-5981-24C Ordinance 2024-910**  
**L-5945-24C Ordinance 2024-914**

---

*Waterways Commission*  
*December 12, 2024*



# Land Use Amendments

## Adoption Ordinance Numbers

2024-908 (L-5984-24C)

2024-910 (L-5981-24C)

2024-914 (L-5945-24C)

## Public Hearing Dates

Planning Commission – Thursday, January 09, 2025

City Council First Hearing – Tuesday, January 14, 2025

City Council LUZ Committee – Wednesday, January 22, 2025

Final City Council Hearing – Tuesday, January 28, 2025

# L-5945-24C (2024-914)

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✓ Location

901, 937, and 940  
Main Street North  
PD-1 and CD-7

✓ Size

Subject Site: 5.16 Acres  
Wetlands: None



Current Land Use

High Density Residential (HDR),  
Community/General Commercial (CGC),  
Public Buildings and Facilities (PBF), and  
Recreation Open Space (ROS)

✓ Sub-Drainage Basin

Hogan Creek

✓ Drainage Basin

St. Johns River



Proposed Land Use

Regional Commercial (RC)

# Current Development Potentials L-5945-24C (2024-914)

## Development Standards

- HDR: 60 DUs/acre
- CGC: 45 DUs/acre or 0.35 FAR
- PBF: 0.30 FAR
- ROS: 0.15 FAR

## • Scenario 1

- **90 Multi-family dwelling units**
- **40 Multi-family dwelling units**
- **32,016.0 sq. ft of facilities space**
- **2,090.9 sq. ft. of recreation space**

## • Scenario 2

- **90 Multi-family dwelling units**
- **13,568.9 sq. ft. of commercial space**
- **32,016.0 sq. ft of facilities space**
- **2,090.9 sq. ft. of recreational space**

# Proposed Development Potential Due to Regional Commercial (RC) Site Specific Policy L-5945-24C (2024-914)

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## Scenario 1 For Mixed Use

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- *1,100 Multi-family dwelling units*
- *250,000 sq. ft, on non-residential use*

## Scenario 2 For Educational Use

---

- *720,000 sq. ft. of educational use, administration and student housing*
- *175,000 sq. ft. of non-residential use*
- *450 Multi-family dwelling units*

# Land Use Amendment L-5945-24C

Ordinance 2024-914

## Current Land Use Map

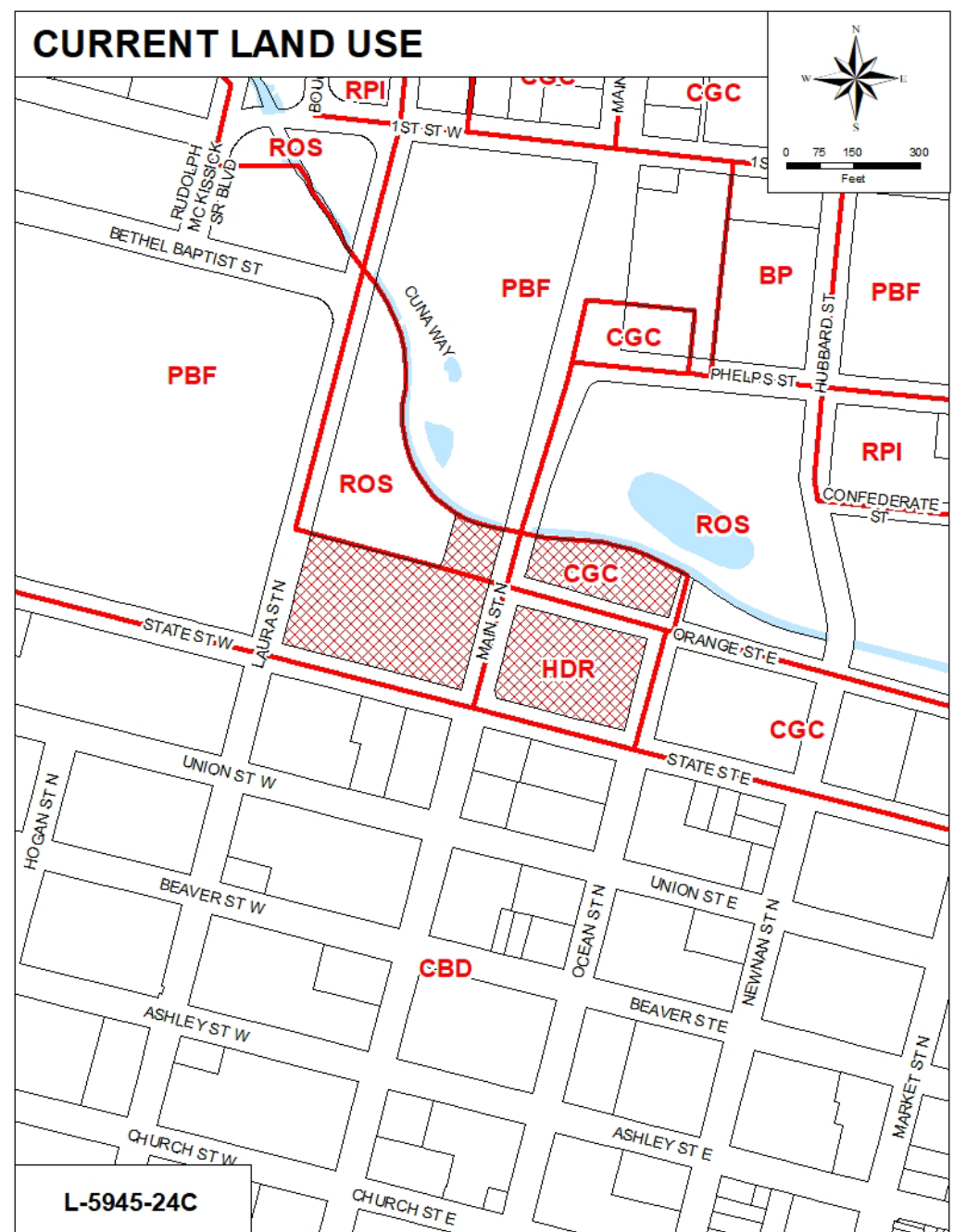
### Site Land Use

*Recreation Open Space (ROS), High Density Residential (HDR), Community/General Commercial (CGC) and Public Buildings and Facilities (PBF)*

### Surrounding Land Use

*Recreation Open Space (ROS), Business Park (BP), Residential-Professional-Institutional (RPI), Community/General Commercial (CGC), Central Business District (CBD), and Public Buildings and Facilities (PBF)*

Land Use Amendment L-5945-24C is proposing a Land Use Change from ROS, CGC, PBF and HDR to Regional Commercial (RC)



**Land Use Amendment L-5945-24C**  
**Ordinance 2024-914**

**Land Utilization Map**



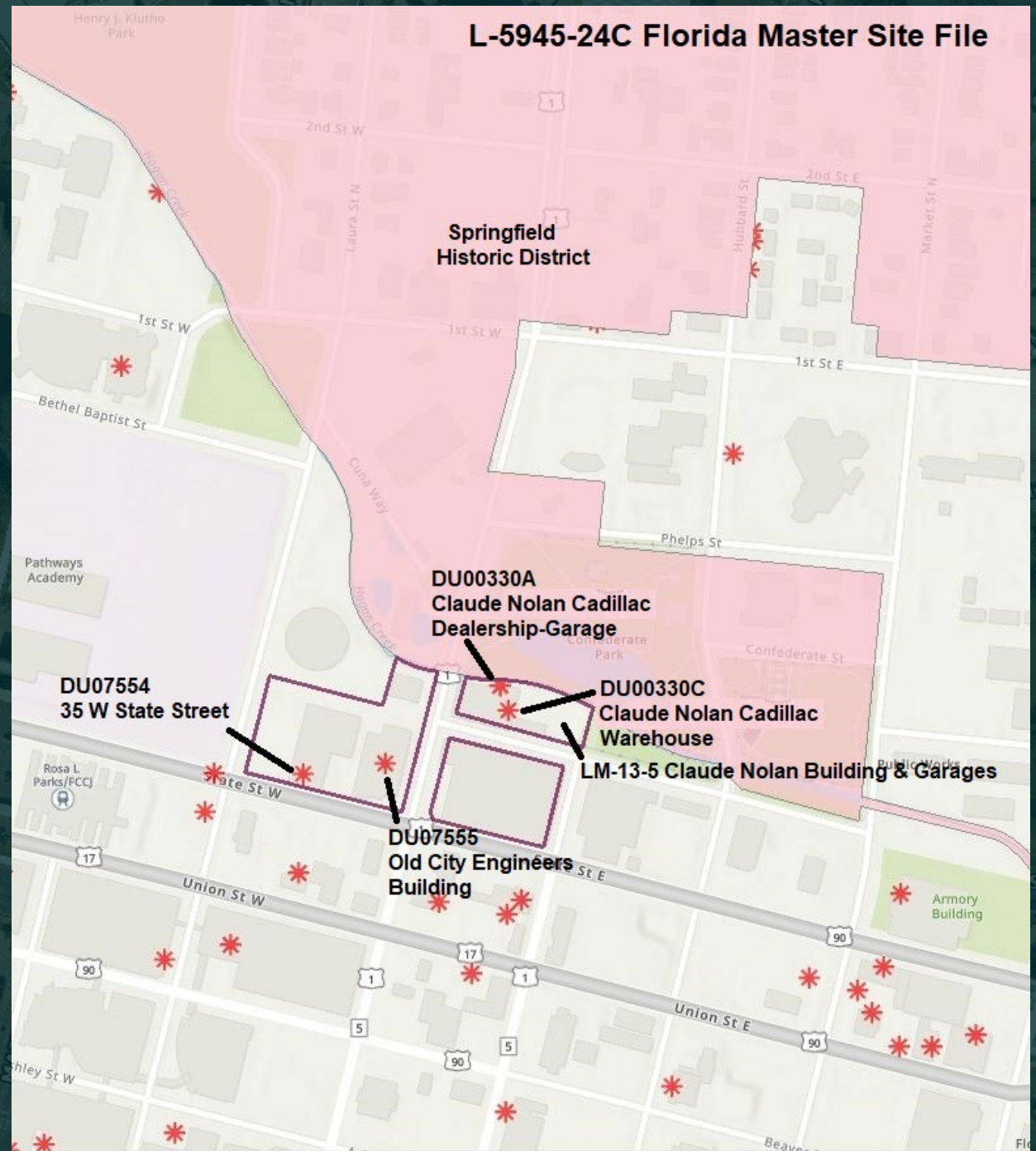
**Land Use Amendment  
L-5945-24C  
Ordinance 2024-914**

**Aerial Map**



Land Use Amendment  
L-5945-24C  
Ordinance 2024-914

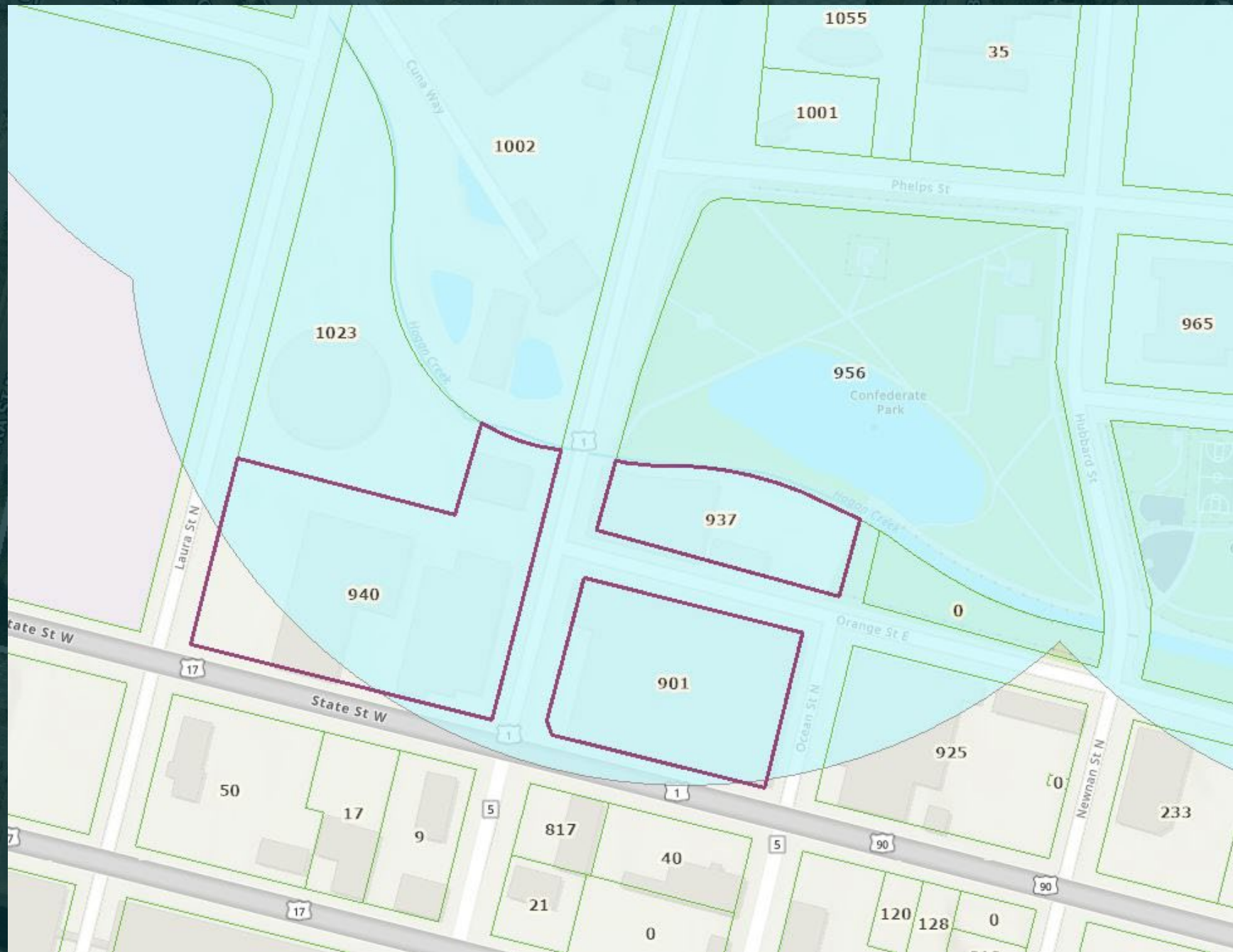
**Florida Master Site  
File**





**Land Use Amendment**  
**L-5945-24C**  
**Ordinance 2024-914**

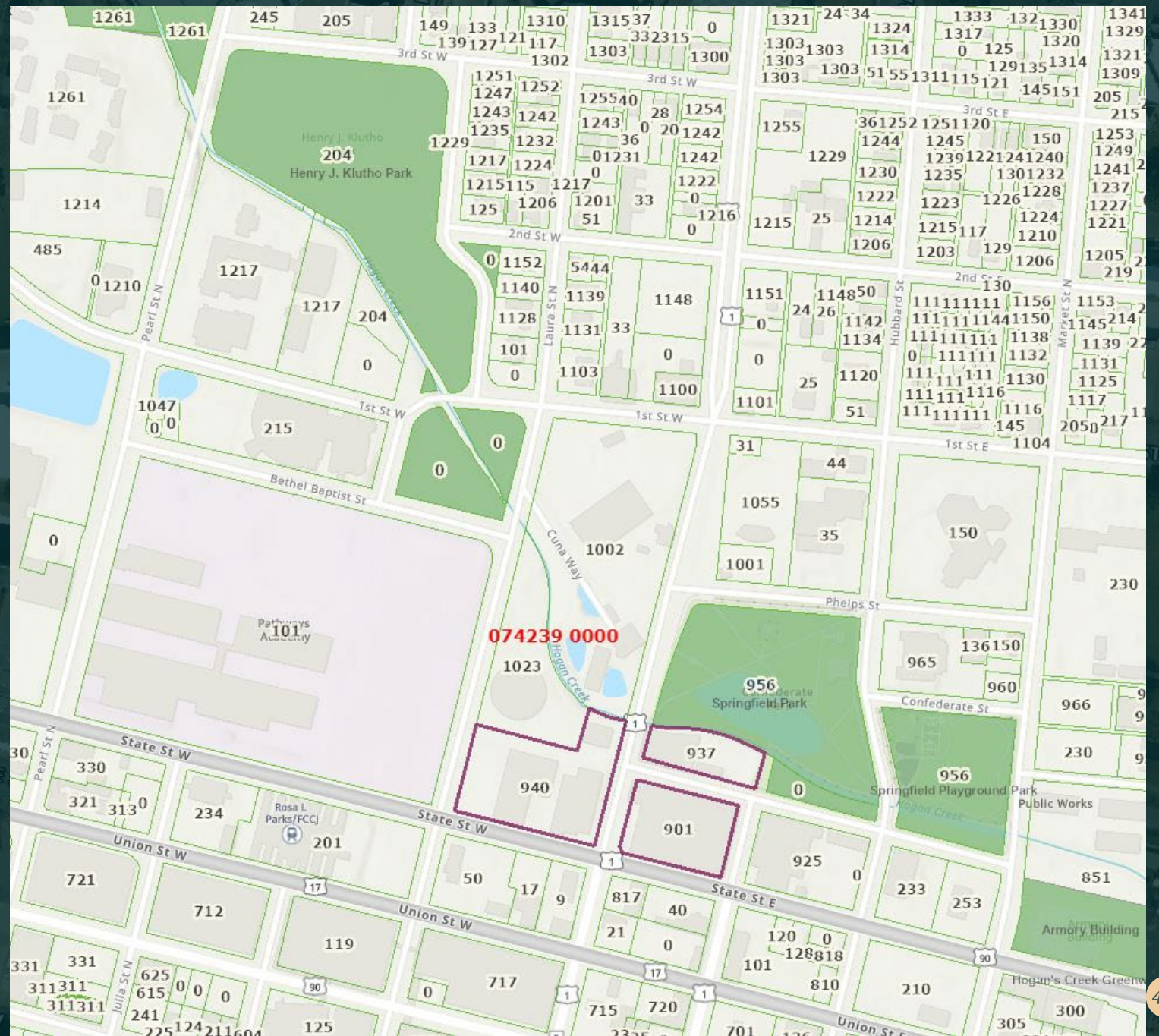
**Wellhead  
Protection Zone  
Map**



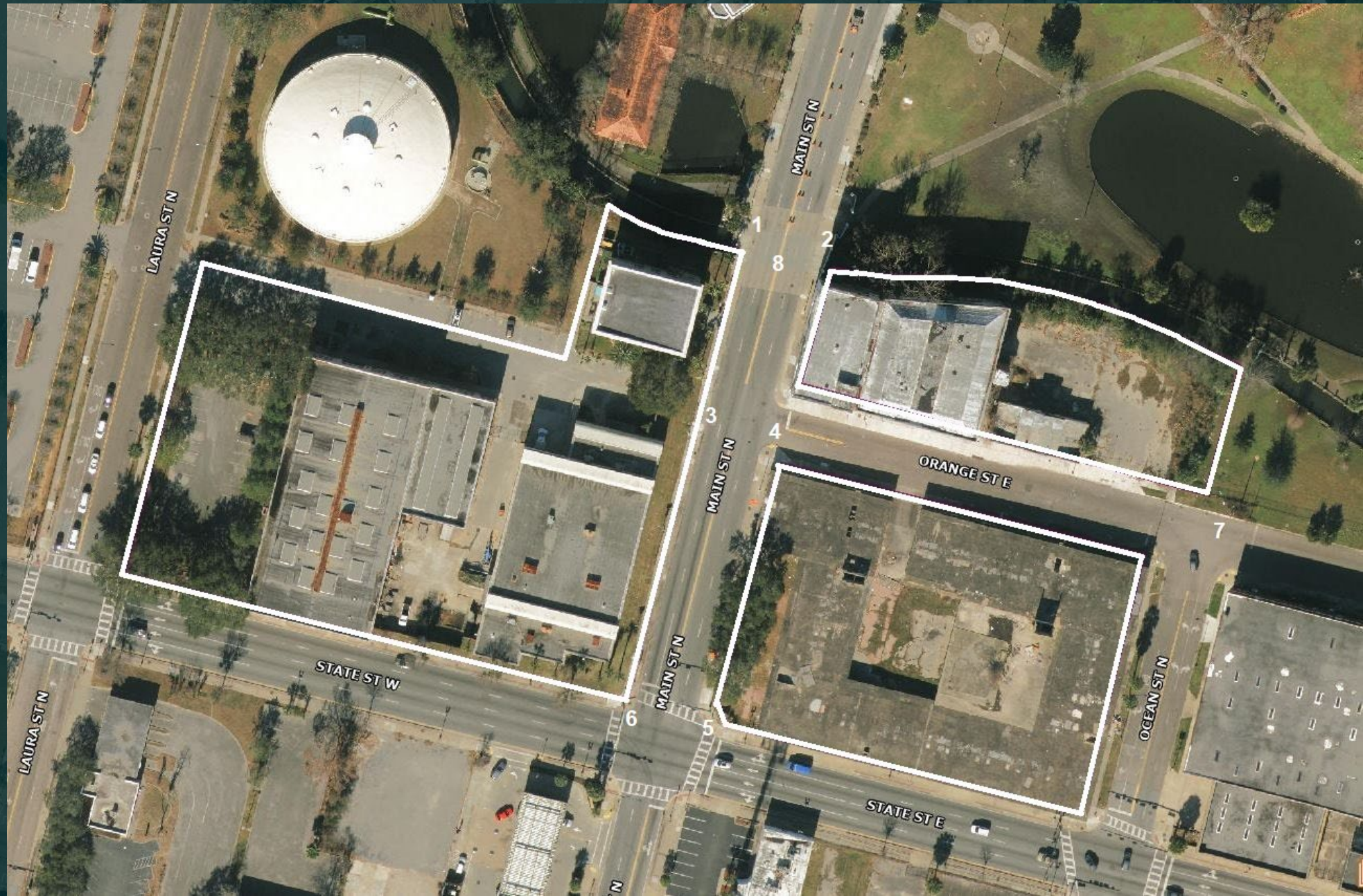
**Land Use Amendment  
L-5945-24C**

**Ordinance 2024-914**

**Area Parks Map**



**Land Use**  
**Amendment**  
**L-5945-24C**  
**Ordinance**  
**2024-914**  
**Aerial Map**  
**(Photo**  
**Locations)**



**Land Use**  
**Amendment**  
**L-5945-24C**  
**Ordinance**  
**2024-914**

**Westerly**  
**view of**  
**Hogans**  
**Creek**  
**from**  
**Main**  
**Street**  
**North**



**Land Use**  
**Amendment**  
**L-5945-24C**  
**Ordinance**  
**2024-914**

**Easterly**  
**view of**  
**Hogans**  
**Creek**  
**from**  
**Main**  
**Street**  
**North**



Land Use  
Amendment  
L-5945-24C  
Ordinance  
2024-914

**Westerly  
view of  
Buildings  
from  
Main  
Street  
North**





**Land Use Amendment**  
**L-5945-24C Ordinance 2024-914**  
**Easterly view of building, Orange Street East and  
parking area from Main Street North**



**Land Use Amendment**  
**L-5945-24C Ordinance 2024-914**  
**Northeasterly view of parking area from the Main Street North  
and State Street Intersection**





**Land Use Amendment**  
**L-5945-24C Ordinance 2024-914**  
**Northwesterly view of buildings from Main Street and  
State Street Intersection**



**Land Use Amendment**  
**L-5945-24C Ordinance 2024-914**  
**Westerly view of parking area, Orange Steet**  
**East and buildings**



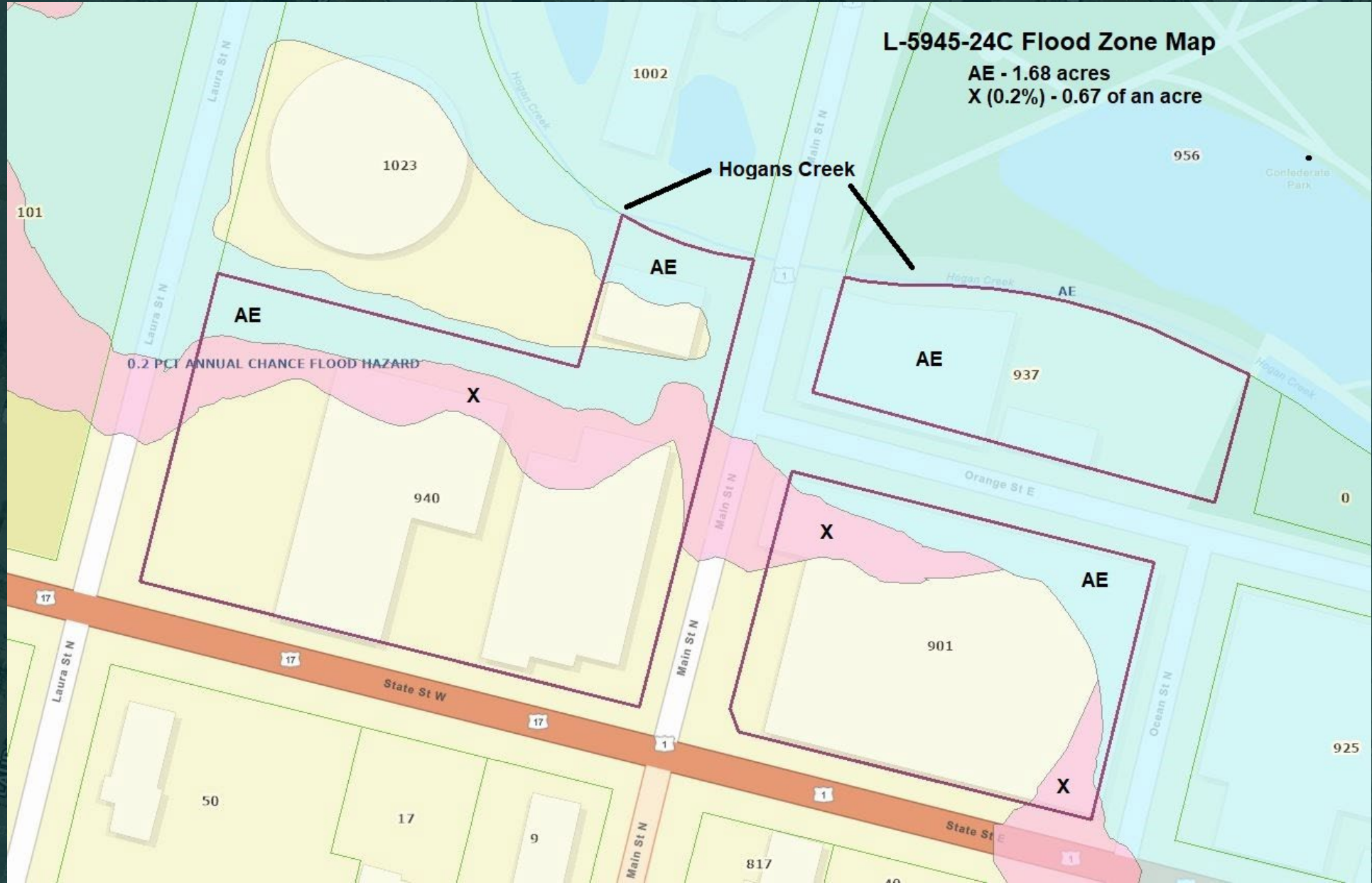
**Land Use Amendment**  
**L-5945-24C Ordinance 2024-914**  
**Aerial view of Hogans Creek next to the application site**

Land Use  
Amendment  
L-5945-24C  
Ordinance 2024-  
914  
  
**Soils Map**



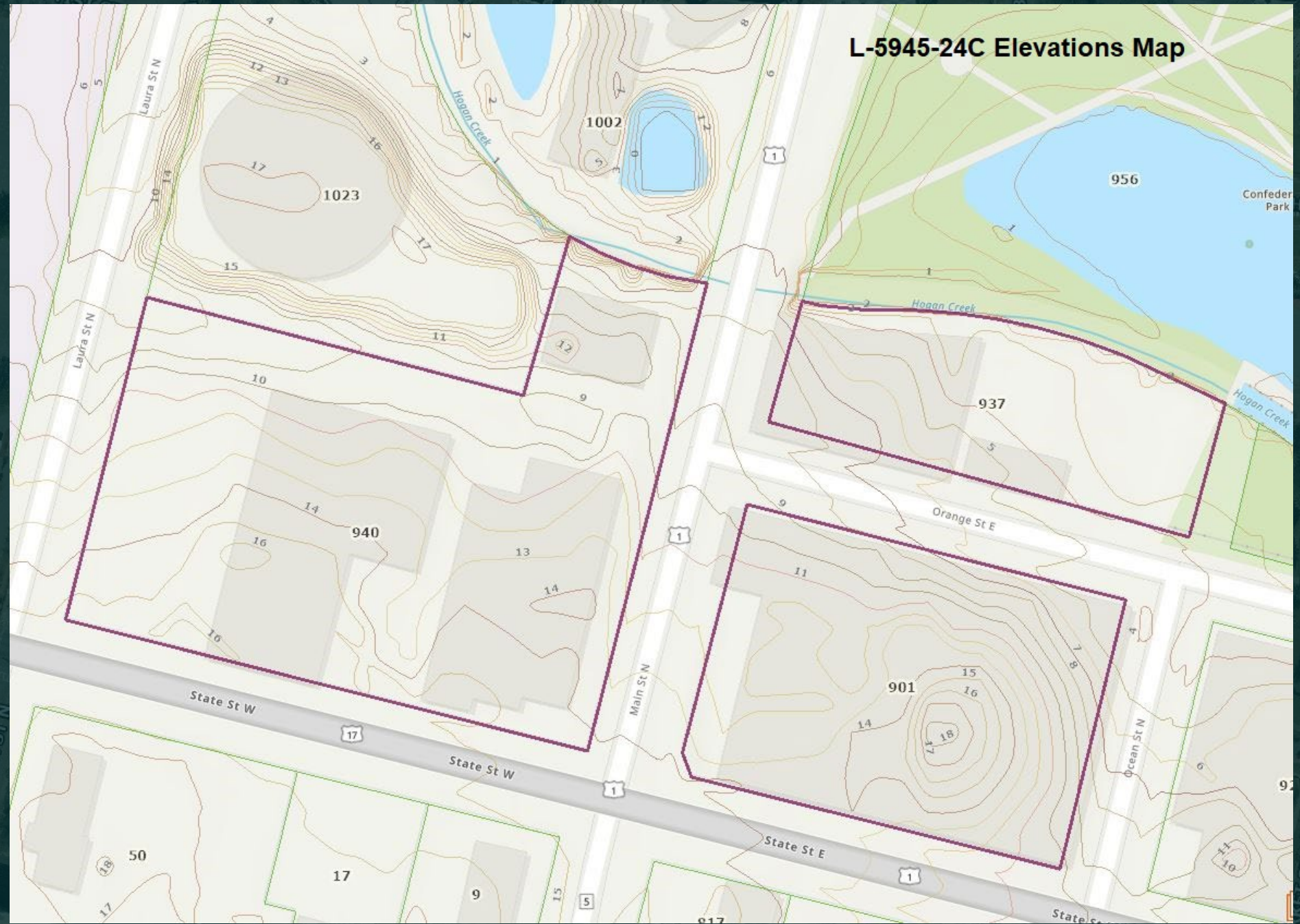
**Land Use**  
**Amendment**  
**L-5945-24C**  
**Ordinance 2024-**  
**914**

**Flood Zones**  
**Map**



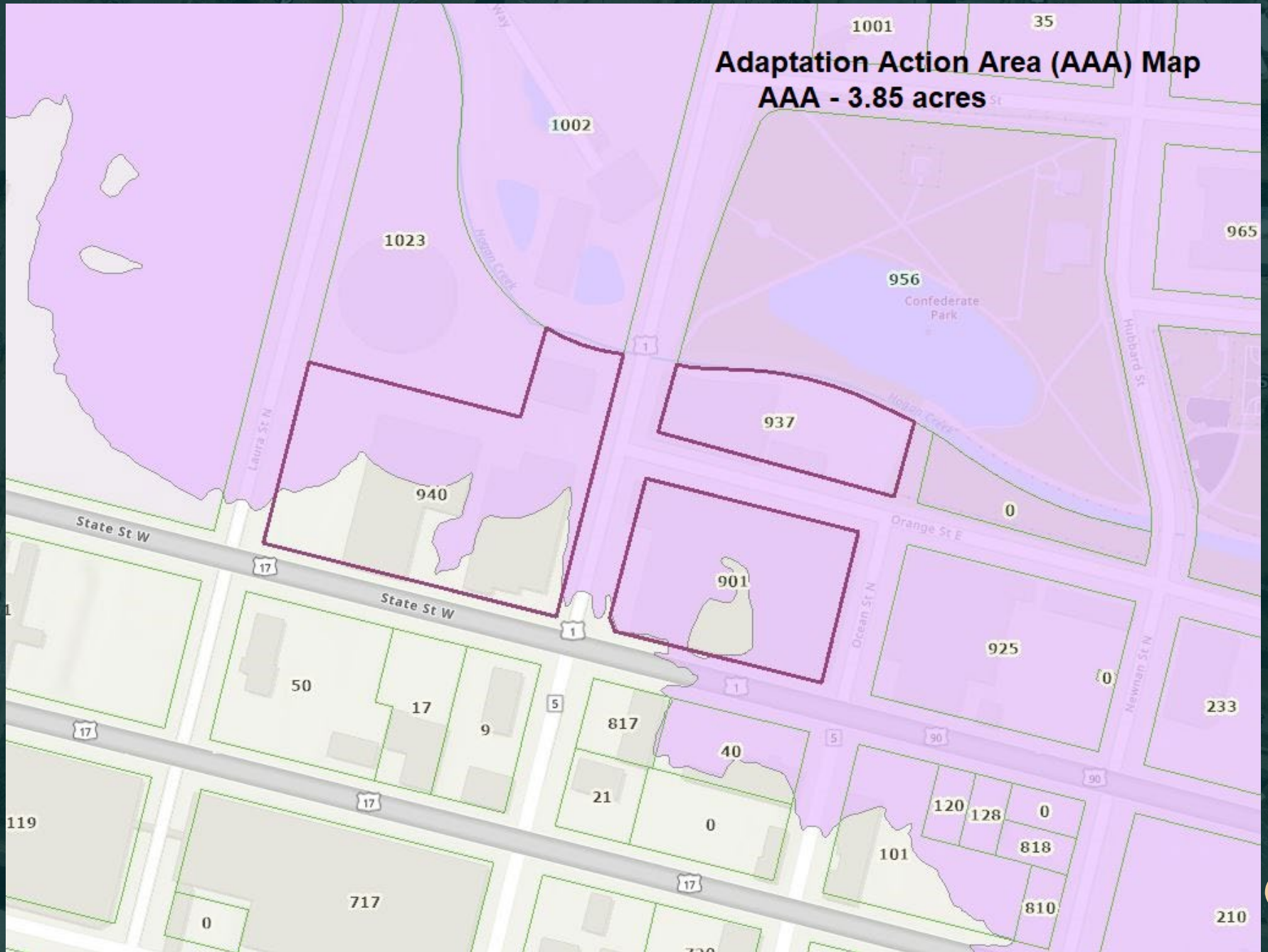
**Land Use  
Amendment  
L-5945-24C  
Ordinance 2024-  
914**

**Elevations  
Map**



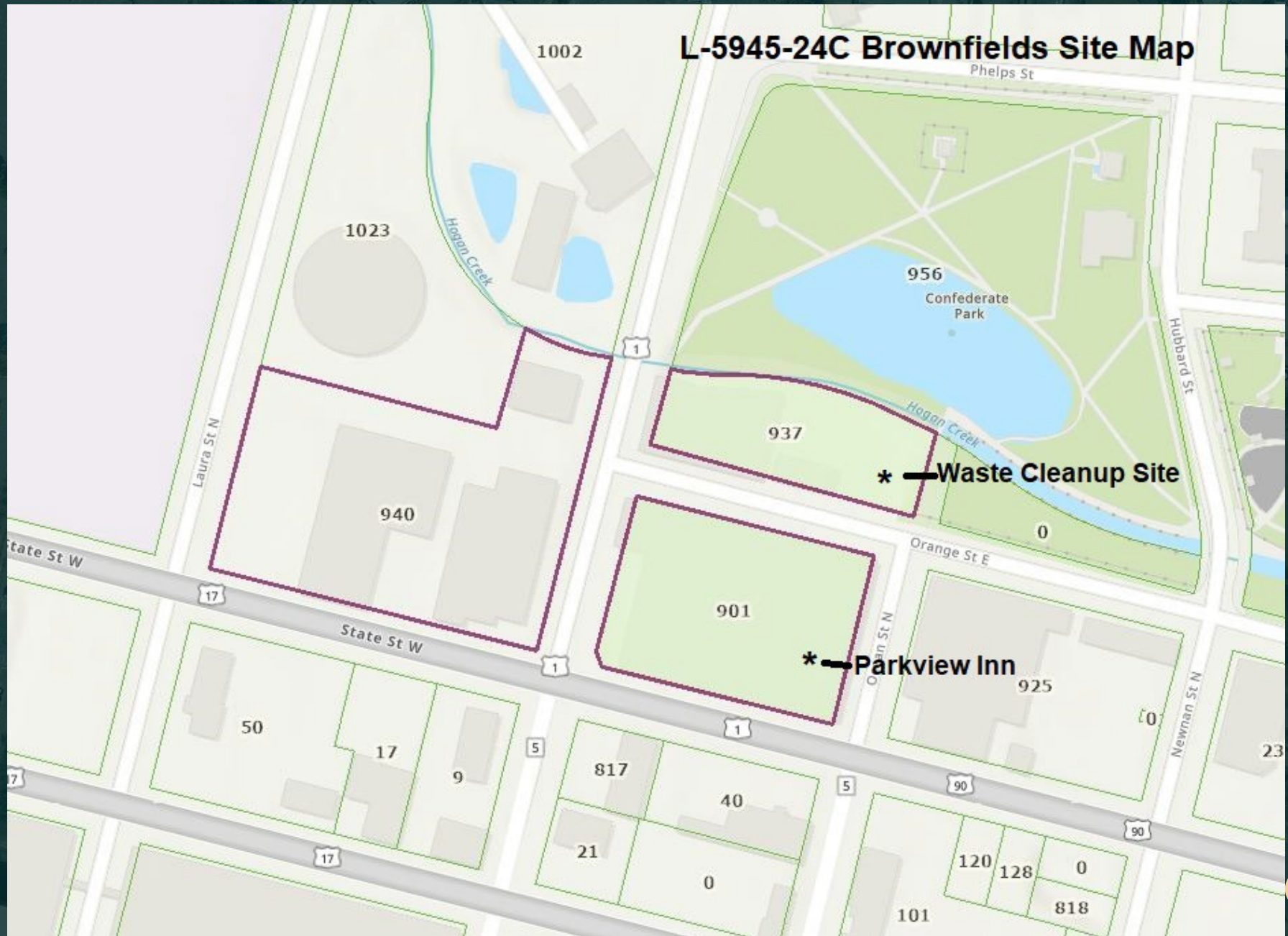
**Land Use  
Amendment  
L-5945-24C  
Ordinance 2024-  
914**

**Adaptation  
Action Area  
(AAA) Map**



Land Use  
Amendment  
L-5945-24C  
Ordinance 2024-  
914

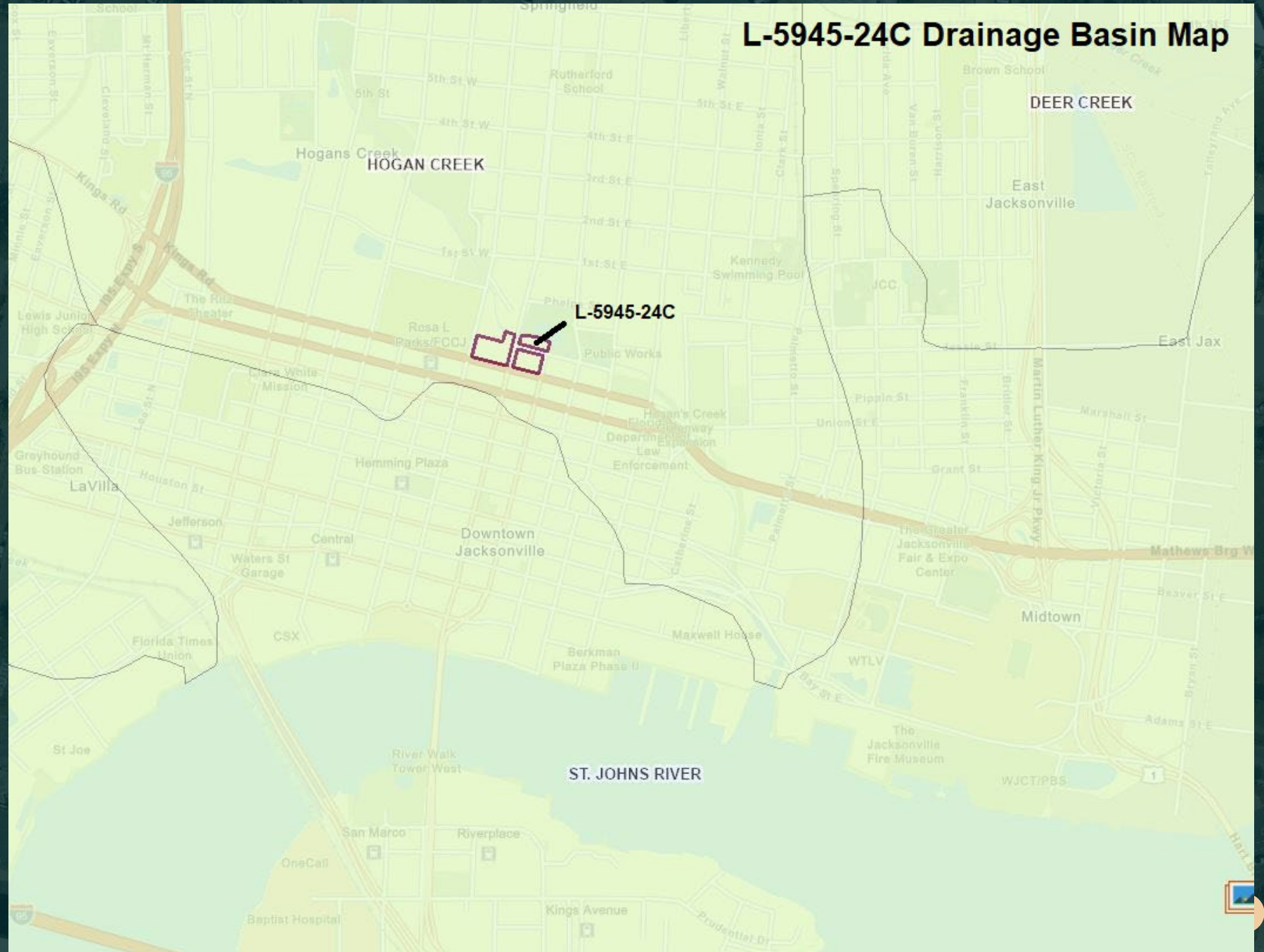
**Brownfields**  
**Site Map**





**Land Use**  
**Amendment**  
**L-5945-24C**  
**Ordinance 2024-**  
**914**

**Drainage**  
**Basins Map**



**Land Use**  
**Amendment**  
**L-5945-24C**  
**Ordinance 2024-**  
**914**

**Drainage**  
**Path Map**  
**Application Site**



**Hogans Creek**



**St. Johns River**



**Staff Report on Proposed 2024B Series Text Amendment  
to the Conservation Coastal Management Element and  
the Infrastructure Element of the 2045 Comprehensive  
Plan**

**ORDINANCE 2024-969**

Ordinance 2024-969 adopts a text amendment to amend Policy 2.12.2 of the Conservation Coastal Management Element (CCME) and Policy 1.1.13 of the Infrastructure Element (IE), Potable Water Sub-Element of the 2045 Comprehensive Plan to adopt by reference the state mandated 10 year water supply facilities work plan pursuant to Section 163.1377(6)(c)(4), Florida Statutes. The statute encourages local governments to cooperatively plan for the development of multijurisdictional water supply facilities that are sufficient to meet projected demands for established planning periods, including the development of alternative water sources to supplement traditional sources of groundwater and surface water supplies.

The City must adopt its Comprehensive Plan amendment within 18 months after the regional water supply plan is approved by the Governing Board of the St. Johns River Water Management District. The updated regional water supply plan was approved on December 12, 2023.

Section 163.3177(6)(c)(4), Florida Statutes

Within 18 months after the governing board approves an updated regional water supply plan, the element must incorporate the alternative water supply project or projects selected by the local government from those identified in the regional water supply plan pursuant to s. [373.709](#)(2)(a) or proposed by the local government under s. [373.709](#)(8)(b). If a local government is located within two water management districts, the local government must adopt its comprehensive plan amendment within 18 months after the later updated regional water supply plan. The element must identify such alternative water supply projects and traditional water supply projects and conservation and reuse necessary to meet the water needs identified in s. [373.709](#)(2)(a) within the local government's jurisdiction and include a work plan, covering at least a 10-year planning period, for building public, private, and regional water supply facilities, including development of alternative water supplies, which are identified in the element as necessary to serve existing and new development. The work plan must be updated, at a minimum, every 5 years within 18 months after the governing board of a water management district approves an updated regional water supply plan. Local governments, public and private utilities, regional water supply authorities, special districts, and water management districts are encouraged to cooperatively plan for the development of multijurisdictional

water supply facilities that are sufficient to meet projected demands for established planning periods, including the development of alternative water sources to supplement traditional sources of groundwater and surface water supplies.

The Water Supply Facilities Work Plan (WSFWP) includes an evaluation of the present and projected growth and water demand as well as an analysis of the existing production/treatment facilities and their capacities to meet the City's existing and projected water demands for a 10-year planning period, 2024-2034.

To this end, the amendment to the IE, Potable Water Sub-Element Policy 1.1.13 adopts the City of Jacksonville 2024-2034 WSFWP by reference into the Comprehensive Plan, and the amendment to CCME Policy 2.12.2 reflects the end date of the WSFP's planning timeframe.

The Planning and Development Department coordinated with the JEA and the St. Johns River Water Management District to update the WSFWP and the associated text amendments to provide compliance with the Florida Statutes

The Planning and Development Department recommends **APPROVAL** of the text amendment and the 2024-2034 Water Supply Facility Work Plan (WSFWP) in the attached **EXHIBIT 1** and **Exhibit 2** submitted as **Ordinance 2024-969**.