

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-99-E**

5 AN ORDINANCE TRANSMITTING TO THE STATE OF
6 FLORIDA'S VARIOUS AGENCIES FOR REVIEW, A
7 PROPOSED LARGE SCALE REVISION TO THE FUTURE
8 LAND USE MAP SERIES OF THE 2030 COMPREHENSIVE
9 PLAN TO CHANGE THE FUTURE LAND USE DESIGNATION
10 FROM COMMUNITY/GENERAL COMMERCIAL (CGC) TO
11 HIGH DENSITY RESIDENTIAL (HDR) ON
12 APPROXIMATELY 14.02± ACRES LOCATED IN COUNCIL
13 DISTRICT 3 AT 14051 BEACH BOULEVARD, BETWEEN
14 SAN PABLO ROAD SOUTH AND HODGES BOULEVARD,
15 OWNED BY ELDA FL INVESTMENTS, LLC, INCLUDING
16 PROPOSED SITE SPECIFIC POLICY 4.4.19 IN THE
17 FUTURE LAND USE ELEMENT, AS MORE PARTICULARLY
18 DESCRIBED HEREIN, PURSUANT TO APPLICATION
19 NUMBER L-5494-20A; PROVIDING A DISCLAIMER THAT
20 THE TRANSMITTAL GRANTED HEREIN SHALL NOT BE
21 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
22 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

23
24 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
25 *Ordinance Code*, Application Number L-5494-20A requesting a revision
26 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
27 change the future land use designation from Community/General
28 Commercial (CGC) to High Density Residential (HDR) has been filed
29 by Paul M. Harden, Esq., on behalf of the owner of certain real
30 property located in Council District 3, as more particularly
31 described in Section 2; and

1 **WHEREAS**, the Planning and Development Department reviewed the
2 proposed revision and application, held a public information
3 workshop on this proposed amendment to the *2030 Comprehensive Plan*,
4 with due public notice having been provided, and having reviewed
5 and considered all comments received during the public workshop,
6 has prepared a written report and rendered an advisory
7 recommendation to the Council with respect to this proposed
8 amendment; and

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

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

19 **WHEREAS**, the City Council held a public hearing on this
20 proposed amendment with public notice having been provided,
21 pursuant to Section 163.3184(3), *Florida Statutes*, and Chapter 650,
22 Part 4, *Ordinance Code*, and having considered all written and oral
23 comments received during the public hearing, the recommendations of
24 the Planning and Development Department, the LPA, and the LUZ
25 Committee, desires to transmit this proposed amendment through the
26 State's Expedited State Review Process for amendment review to the
27 Florida Department of Economic Opportunity, as the State Land
28 Planning Agency, the Northeast Florida Regional Council, the
29 Florida Department of Transportation, the St. Johns River Water
30 Management District, the Florida Department of Environmental
31 Protection, the Florida Fish and Wildlife Conservation Commission,

1 the Department of State's Bureau of Historic Preservation, the
2 Florida Department of Education, and the Department of Agriculture
3 and Consumer Services; now, therefore

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

5 **Section 1. Purpose and Intent.** The Council hereby
6 approves for transmittal to the various State agencies for review a
7 proposed large scale revision to the Future Land Use Map series of
8 the *2030 Comprehensive Plan* by changing the future land use
9 designation from Community/General Commercial (CGC) to High Density
10 Residential (HDR), pursuant to Application Number L-5494-20A.

11 **Section 2. Subject Property Location and Description.**
12 The approximately 14.02± acres are located in Council District 3 at
13 14051 Beach Boulevard, between San Pablo Road South and Hodges
14 Boulevard, as more particularly described in **Exhibit 1**, dated
15 October 26, 2020, and graphically depicted in **Exhibit 2**, both of
16 which are **attached hereto** and incorporated herein by this reference
17 (Subject Property).

18 **Section 3. Owner and Applicant Description.** The Subject
19 Property is owned by Elda FL Investments, LLC. The applicant is
20 Paul M. Harden, Esq., 501 Riverside Avenue, Suite 901,
21 Jacksonville, Florida 32202; (904) 396-5731.

22 **Section 4. Site Specific Policy.** Proposed Future Land
23 Use Element (FLUE) Policy 4.4.19 is included in this transmittal to
24 the various State agencies for review, as **attached hereto** in
25 **Exhibit 3**, dated February 9, 2021.

26 **Section 5. Disclaimer.** The transmittal granted herein
27 shall **not** be construed as an exemption from any other applicable
28 local, state, or federal laws, regulations, requirements, permits
29 or approvals. All other applicable local, state or federal permits
30 or approvals shall be obtained before commencement of the
31 development or use and issuance of this transmittal is based upon

