

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-225-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 LIGHT INDUSTRIAL (LI) TO MEDIUM DENSITY
11 RESIDENTIAL (MDR) ON APPROXIMATELY 130.99±
12 ACRES LOCATED IN COUNCIL DISTRICT 7, AND
13 GENERALLY LOCATED ON THE WEST SIDE OF
14 INTERSTATE 95, NORTH OF OWENS ROAD, AS MORE
15 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO
16 APPLICATION NUMBER L-5532-21A; ADOPTING A SIGN
17 POSTING PLAN PURSUANT TO SECTION
18 650.407(C) (3), *ORDINANCE CODE*; PROVIDING A
19 DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN
20 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
21 ANY OTHER APPLICABLE LAWS; PROVIDING AN
22 EFFECTIVE DATE.
23

24 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
25 *Ordinance Code*, Application Number L-5532-21A 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 Light Industrial (LI)
28 to Medium Density Residential (MDR) has been filed by Paul M.
29 Harden, Esq., on behalf of RMM Ventures, LLP, the owner of certain
30 real property located in Council District 7, 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 Light Industrial (LI) to Medium Density
10 Residential (MDR), pursuant to Application Number L-5532-21A.

11 **Section 2. Subject Property Location and Description.**
12 The approximately 130.99± acres are in Council District 7, and
13 generally located on the west side of Interstate 95, north of Owens
14 Road, as more particularly described in **Exhibit 1**, dated November
15 9, 2020, and graphically depicted in **Exhibit 2**, both of which are
16 **attached hereto** and incorporated herein by this reference (Subject
17 Property).

18 **Section 3. Owner and Applicant Description.** The Subject
19 Property is owned by RMM Ventures, LLP. The applicant is Paul M.
20 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,
21 Florida 32207; (904) 396-5731.

22 **Section 4. Adopting Sign Posting Plan Pursuant to Section**
23 **650.407(c)(3), Ordinance Code.** Pursuant to Section 650.407(c)(3),
24 *Ordinance Code*, the City Council hereby adopts the Sign Posting
25 Plan dated April 5, 2021, and **attached hereto** as **Exhibit 3**, and
26 finds that the mailed letters and notices, and the Sign Posting
27 Plan, have provided notice to all affected property owners in
28 compliance with all state and local laws and regulations.

29 **Section 5. Disclaimer.** The transmittal granted herein
30 shall **not** be construed as an exemption from any other applicable
31 local, state, or federal laws, regulations, requirements, permits

