

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-133-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 AGRICULTURE-II (AGR-II) AND AGRICULTURE-
11 III (AGR-III), TO LOW DENSITY RESIDENTIAL
12 (LDR) AND CONSERVATION (CSV) ON APPROXIMATELY
13 204.90± ACRES LOCATED IN COUNCIL DISTRICT 7 AT
14 16198 BUTCH BAINE DRIVE, BETWEEN PECAN PARK
15 ROAD AND INTERSTATE 95, AS MORE PARTICULARLY
16 DESCRIBED HEREIN, INCLUDING A PROPOSED
17 REVISION TO THE DEVELOPMENT AREAS MAP,
18 PURSUANT TO APPLICATION NUMBER L-5513-21A;
19 PROVIDING A DISCLAIMER THAT THE TRANSMITTAL
20 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
21 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
22 PROVIDING AN EFFECTIVE DATE.
23

24 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
25 *Ordinance Code*, Application Number L-5513-21A 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 Agriculture-II (AGR-II)
28 and Agriculture-III (AGR-III) to Low Density Residential (LDR) and
29 Conservation (CSV) has been filed by T.R. Hainline, Esq., on behalf
30 of the owners of certain real property located in Council District
31 7, as more particularly 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 Agriculture-II (AGR-II) and Agriculture-III (AGR-
10 III) to Low Density Residential (LDR) and Conservation (CSV),
11 pursuant to Application Number L-5513-21A.

12 **Section 2. Subject Property Location and Description.**
13 The approximately 204.90± acres are in Council District 7 at 16198
14 Butch Baine Drive, between Pecan Park Road and Interstate 95, as
15 more particularly described in **Exhibit 1**, dated February 1, 2021,
16 and graphically depicted in **Exhibit 2**, both of which are **attached**
17 **hereto** and incorporated herein by this reference (Subject
18 Property).

19 **Section 3. Owner and Applicant Description.** The Subject
20 Property is owned by Louis L. Huntley Enterprises, Inc. The
21 applicant is T.R. Hainline, Esq., 1301 Riverplace Boulevard, Suite
22 1500, Jacksonville, Florida 32207; (904) 346-5531.

23 **Section 4. Development Areas Map.** This transmittal
24 includes a proposed revision to the Development Areas Map adopted
25 as Future Land Use Element Map L-21, Transportation Element Map T-4
26 and Capital Improvements Element Map CI-1 of the *2030 Comprehensive*
27 *Plan*, as depicted in **Exhibit 3**, **attached hereto**.

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

1 or approvals shall be obtained before commencement of the
2 development or use and issuance of this transmittal is based upon
3 acknowledgement, representation and confirmation made by the
4 applicant(s), owner(s), developer(s) and/or any authorized agent(s)
5 or designee(s) that the subject business, development and/or use
6 will be operated in strict compliance with all laws. Issuance of
7 this transmittal does **not** approve, promote or condone any practice
8 or act that is prohibited or restricted by any federal, state or
9 local laws.

10 **Section 6. Effective Date.** This Ordinance shall become
11 effective upon signature by the Mayor or upon becoming effective
12 without the Mayor's signature.

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14 Form Approved:

15
16 /s/ Shannon K. Eller

17 Office of General Counsel

18 Legislation Prepared by: Kristen Reed

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