

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-308**

5 AN ORDINANCE TRANSMITTING A PROPOSED LARGE SCALE
6 REVISION TO THE FUTURE LAND USE MAP SERIES OF THE
7 2030 COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND
8 USE DESIGNATION FROM LOW DENSITY RESIDENTIAL
9 (LDR) TO COMMUNITY/GENERAL COMMERCIAL (CGC) AND
10 CONSERVATION (CSV) ON APPROXIMATELY 18.59± ACRES
11 LOCATED IN COUNCIL DISTRICT 12 AT 1320 CHAFFEE
12 ROAD SOUTH, BETWEEN INTERSTATE 10 AND PANTHER
13 CREEK PARKWAY, OWNED BY FINAL WATERS, LLC, AS
14 MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO
15 APPLICATION NUMBER L-5361-19A, FOR TRANSMITTAL TO
16 THE STATE OF FLORIDA'S VARIOUS AGENCIES FOR
17 REVIEW; PROVIDING A DISCLAIMER THAT THE
18 TRANSMITTAL GRANTED HEREIN SHALL NOT BE CONSTRUED
19 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
23 *Ordinance Code*, Application Number L-5361-19A requesting a revision to
24 the Future Land Use Map series of the *2030 Comprehensive Plan* to change
25 the future land use designation from Low Density Residential (LDR) to
26 Community/General Commercial (CGC) and Conservation (CSV) has been
27 filed by Emily G. Pierce, Esq., on behalf of Final Waters, LLC, the
28 owner of certain real property located in Council District 12, as more
29 particularly described in Section 2; and

30 **WHEREAS**, the Planning and Development Department reviewed the
31 proposed revision and application, held a public information workshop

1 on this proposed amendment to the *2030 Comprehensive Plan*, with due
2 public notice having been provided, and having reviewed and considered
3 all comments received during the public workshop, has prepared a
4 written report and rendered an advisory recommendation to the Council
5 with respect to this proposed amendment; and

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

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

16 **WHEREAS**, the City Council held a public hearing on this proposed
17 amendment with public notice having been provided, pursuant to Section
18 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance Code*,
19 and having considered all written and oral comments received during the
20 public hearing, the recommendations of the Planning and Development
21 Department, the LPA, and the LUZ Committee, desires to transmit this
22 proposed amendment through the State's Expedited State Review Process
23 for amendment review to the Florida Department of Economic Opportunity,
24 as the State Land Planning Agency, the Northeast Florida Regional
25 Council, the Florida Department of Transportation, the St. Johns River
26 Water Management District, the Florida Department of Environmental
27 Protection, the Florida Fish and Wildlife Conservation Commission, the
28 Department of State's Bureau of Historic Preservation, the Florida
29 Department of Education, and the Department of Agriculture and Consumer
30 Services; now, therefore

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

1 **Section 1. Purpose and Intent.** The Council hereby approves
2 for transmittal to the various State agencies for review a proposed
3 large scale revision to the Future Land Use Map series of the *2030*
4 *Comprehensive Plan* by changing the future land use designation from Low
5 Density Residential (LDR) to Community/General Commercial (CGC) and
6 Conservation (CSV), pursuant to Application Number L-5361-19A.

7 **Section 2. Subject Property Location and Description.** The
8 approximately 18.59± acres are located in Council District 12 at 1320
9 Chaffee Road South, between Interstate 10 and Panther Creek Road South
10 (R.E. No. 001870-0020), as more particularly described in **Exhibit 1**,
11 dated May 2, 2019, and graphically depicted in **Exhibit 2**, both of which
12 are **attached hereto** and incorporated herein by this reference (Subject
13 Property).

14 **Section 3. Owner and Applicant Description.** The Subject
15 Property is owned by Final Waters, LLC. The applicant is Emily G.
16 Pierce, Esq. 1301 Riverplace Boulevard, Suite 1500, Jacksonville,
17 Florida 32207; (904) 398-3911.

18 **Section 4. Disclaimer.** The transmittal granted herein
19 shall **not** be construed as an exemption from any other applicable local,
20 state, or federal laws, regulations, requirements, permits or
21 approvals. All other applicable local, state or federal permits or
22 approvals shall be obtained before commencement of the development or
23 use and issuance of this transmittal is based upon acknowledgement,
24 representation and confirmation made by the applicant(s), owner(s),
25 developer(s) and/or any authorized agent(s) or designee(s) that the
26 subject business, development and/or use will be operated in strict
27 compliance with all laws. Issuance of this transmittal does **not**
28 approve, promote or condone any practice or act that is prohibited or
29 restricted by any federal, state or local laws.

30 **Section 5. Effective Date.** This Ordinance shall become
31 effective upon signature by the Mayor or upon becoming effective

1 without the Mayor's signature.

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3 Form Approved:

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5 /s/ Shannon K. Eller

6 Office of General Counsel

7 Legislation Prepared by: Edward Lukacovic

8 GC-#1280246-v1-L-5361_LS_TRANS