

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-174**

5 AN ORDINANCE TRANSMITTING TO THE STATE OF
6 FLORIDA'S VARIOUS AGENCIES FOR REVIEW, A
7 PROPOSED LARGE-SCALE REVISION TO THE FUTURE LAND
8 USE MAP SERIES OF THE *2045 COMPREHENSIVE PLAN* TO
9 CHANGE THE FUTURE LAND USE DESIGNATION FROM
10 AGRICULTURE (AGR) TO LOW DENSITY RESIDENTIAL
11 (LDR) AND CONSERVATION (CSV), ON APPROXIMATELY
12 344.60± ACRES LOCATED IN COUNCIL DISTRICT 8 AT
13 0 BUTCH BAINE DRIVE, WEST OF INTERSTATE-95 AND
14 NORTH OF PECAN PARK ROAD (R.E. NO(S). 019569-
15 0000, 106123-0000 AND 108113-0100), AS MORE
16 PARTICULARLY DESCRIBED HEREIN, OWNED BY BACARDI
17 BOTTLING CORPORATION, PURSUANT TO APPLICATION
18 NUMBER L-6018-25A; INCLUDING A REVISION TO THE
19 DEVELOPMENT AREAS MAP; ADOPTING SIGN POSTING
20 PLAN; PROVIDING A DISCLAIMER THAT THE
21 TRANSMITTAL GRANTED HEREIN SHALL NOT BE
22 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
23 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

24
25 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
26 *Ordinance Code*, Application Number L-6018-25A requesting a revision
27 to the Future Land Use Map series of the *2045 Comprehensive Plan* to
28 change the future land use designation from Agriculture (AGR) to Low
29 Density Residential (LDR) and Conservation (CSV), has been filed by
30 T.R. Hainline, Esq., on behalf of the owner of certain real property
31 located in Council District 8, as more particularly described in

1 Section 2; and

2 **WHEREAS**, the Planning and Development Department reviewed the
3 proposed revision and application, held a public information workshop
4 on this proposed amendment to the *2045 Comprehensive Plan*, with due
5 public notice having been provided, and having reviewed and considered
6 all comments received during the public workshop, has prepared a
7 written report and rendered an advisory recommendation to the Council
8 with respect to this proposed amendment; and

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

1 Department of Education, the Department of Agriculture and Consumer
2 Services, and to the commanding officers of Naval Air Station
3 Jacksonville, Marine Corps Support Facility - Blount Island, Outlying
4 Land Field Whitehouse, and Naval Station Mayport; now, therefore

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

6 **Section 1. Purpose and Intent.** The Council hereby approves
7 for transmittal to the various state agencies for review a proposed
8 large-scale revision to the Future Land Use Map series of the 2045
9 *Comprehensive Plan* by changing the future land use designation from
10 Agriculture (AGR) to Low Density Residential (LDR) and Conservation
11 (CSV), pursuant to Application Number L-6018-25A.

12 **Section 2. Subject Property Location and Description.** The
13 approximately 344.60.± acres are located in Council District 8 at 0
14 Butch Baine Drive, west of Interstate-95 and north of Pecan Park Road
15 (R.E. No(s). 019569-0000, 106123-0000 and 108113-0100), as more
16 particularly described in **Exhibit 1**, dated February 14, 2025, and
17 graphically depicted in **Exhibit 2**, both of which are attached hereto
18 and incorporated herein by this reference (the "Subject Property").

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

23 **Section 4. Development Areas Map.** This transmittal includes a
24 proposed revision to the Development Areas Map adopted as Map 6 of
25 the Future Land Use Map Series of the 2045 *Comprehensive Plan*, as
26 depicted in **Exhibit 3**, attached hereto.

27 **Section 5. Adopting Sign Posting Plan Pursuant to Section**
28 **650.407(c)(3), Ordinance Code.** Pursuant to Section 650.407(c)(3),
29 *Ordinance Code*, the City Council hereby adopts the Sign Posting Plan
30 attached hereto as **Exhibit 4**, and finds that the mailed letters and
31 notices, and the Sign Posting Plan, have provided notice to all

1 affected property owners in compliance with all state and local laws
2 and regulations.

3 **Section 6. Disclaimer.** The transmittal granted herein
4 shall **not** be construed as an exemption from any other applicable
5 local, state, or federal laws, regulations, requirements, permits or
6 approvals. All other applicable local, state or federal permits or
7 approvals shall be obtained before commencement of the development
8 or use and issuance of this transmittal is based upon acknowledgement,
9 representation and confirmation made by the applicant(s), owner(s),
10 developer(s) and/or any authorized agent(s) or designee(s) that the
11 subject business, development and/or use will be operated in strict
12 compliance with all laws. Issuance of this transmittal does **not**
13 approve, promote or condone any practice or act that is prohibited
14 or restricted by any federal, state or local laws.

15 **Section 7. Effective Date.** This Ordinance shall become
16 effective upon signature by the Mayor or upon becoming effective
17 without the Mayor's signature

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19 Form Approved:

20
21 /s/ Dylan Reingold

22 Office of General Counsel

23 Legislation Prepared By: Susan Kelly

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