

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-336**

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 *2030 COMPREHENSIVE PLAN* TO  
9 CHANGE THE FUTURE LAND USE DESIGNATION FROM LOW  
10 DENSITY RESIDENTIAL (LDR), COMMUNITY/GENERAL  
11 COMMERCIAL (CGC) AND BUSINESS PARK (BP) TO  
12 MEDIUM DENSITY RESIDENTIAL (MDR),  
13 COMMUNITY/GENERAL COMMERCIAL (CGC),  
14 CONSERVATION (CSV) AND LIGHT INDUSTRIAL (LI) ON  
15 APPROXIMATELY 81.49± ACRES LOCATED IN COUNCIL  
16 DISTRICT 11 AT 0 PHILIPS HIGHWAY, BETWEEN ENERGY  
17 CENTER DRIVE AND SEVERN STREET, OWNED BY SPHINX  
18 MANAGEMENT INC., ET AL., AS MORE PARTICULARLY  
19 DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER  
20 L-5527-21A; 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-5527-21A requesting a revision  
27 to the Future Land Use Map series of the *2030 Comprehensive Plan* to  
28 change the future land use designation from Low Density Residential  
29 (LDR), Community/General Commercial (CGC) and Business Park (BP) to  
30 Medium Density Residential (MDR), Community/General Commercial (CGC),  
31 Conservation (CSV) and Light Industrial (LI), has been filed by Cyndy

1 Trimmer, Esq., on behalf of Sphinx Management Inc., et al., the owners  
2 of certain real property located in Council District 11, as more  
3 particularly described in Section 2; and

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

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

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

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

1 of Environmental Protection, the Florida Fish and Wildlife  
2 Conservation Commission, the Department of State's Bureau of Historic  
3 Preservation, the Florida Department of Education, and the Department  
4 of Agriculture and Consumer Services; 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 2030  
9 *Comprehensive Plan* by changing the future land use designation from  
10 Low Density Residential (LDR), Community/General Commercial (CGC) and  
11 Business Park (BP) to Medium Density Residential (MDR),  
12 Community/General Commercial (CGC), Conservation (CSV) and Light  
13 Industrial (LI), pursuant to Application Number L-5527-21A.

14 **Section 2. Subject Property Location and Description.** The  
15 approximately 81.49± acres are in Council District 11, at 0 Philips  
16 Highway, between Energy Center Drive and Severn Street, as more  
17 particularly described in **Exhibit 1**, dated April 21, 2021, and  
18 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
19 and incorporated herein by this reference (Subject Property).

20 **Section 3. Owner and Applicant Description.** The Subject  
21 Property is owned by Sphinx Management Inc., et al., as described in  
22 the application on file in the Planning and Development Department.  
23 The applicant is Cyndy Trimmer, Esq., One Independent Drive, Suite  
24 1200, Jacksonville, Florida 32202; (904) 807-0185.

25 **Section 4. Disclaimer.** The transmittal granted herein  
26 shall **not** be construed as an exemption from any other applicable  
27 local, state, or federal laws, regulations, requirements, permits or  
28 approvals. All other applicable local, state or federal permits or  
29 approvals shall be obtained before commencement of the development  
30 or use and issuance of this transmittal is based upon acknowledgement,  
31 representation and confirmation made by the applicant(s), owner(s),

