

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-714-E**

5 AN ORDINANCE TRANSMITTING A PROPOSED LARGE  
6 SCALE REVISION TO THE FUTURE LAND USE MAP  
7 SERIES OF THE 2030 COMPREHENSIVE PLAN TO  
8 CHANGE THE FUTURE LAND USE DESIGNATION FROM  
9 COMMUNITY/GENERAL COMMUNITY (CGC) TO LOW  
10 DENSITY RESIDENTIAL (LDR) ON APPROXIMATELY  
11 19.55± ACRES LOCATED IN COUNCIL DISTRICT 2 AT  
12 0 STARRATT ROAD, BETWEEN STARRATT ROAD AND  
13 HIDDEN CREEK DRIVE, OWNED BY YELLOW BLUFF  
14 PARTNERS, LLC, AS MORE PARTICULARLY DESCRIBED  
15 HEREIN, PURSUANT TO APPLICATION NUMBER L-5391-  
16 19A, FOR TRANSMITTAL TO THE STATE OF FLORIDA'S  
17 VARIOUS AGENCIES FOR REVIEW; PROVIDING A  
18 DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN  
19 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM  
20 ANY OTHER APPLICABLE LAWS; PROVIDING AN  
21 EFFECTIVE DATE.  
22

23 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
24 *Ordinance Code*, Application Number L-5391-19A requesting a revision  
25 to the Future Land Use Map series of the *2030 Comprehensive Plan* to  
26 change the future land use designation from Community/General  
27 Community (CGC) to Low Density Residential (LDR) has been filed by  
28 T. R. Hainline, Esq., on behalf of Yellow Bluff Partners, LLC, the  
29 owner of certain real property located in Council District 2, as  
30 more particularly described in Section 2; and

31 **WHEREAS**, the Planning and Development Department reviewed the

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

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

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

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

1 Florida Department of Education, and the Department of Agriculture  
2 and Consumer Services; now, therefore

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

4 **Section 1. Purpose and Intent.** The Council hereby  
5 approves for transmittal to the various State agencies for review a  
6 proposed large scale revision to the Future Land Use Map series of  
7 the *2030 Comprehensive Plan* by changing the future land use  
8 designation from Community/General Community (CGC) to Low Density  
9 Residential (LDR), pursuant to Application Number L-5391-19A.

10 **Section 2. Subject Property Location and Description.**  
11 The approximately 19.55± acres are located in Council District 2 at  
12 0 Starratt Road, between Starratt Road and Hidden Creek Drive (R.E.  
13 No. 106175-0010), as more particularly described in **Exhibit 1**,  
14 dated August 23, 2019, and graphically depicted in **Exhibit 2**, both  
15 of which are **attached hereto** and incorporated herein by this  
16 reference (Subject Property).

17 **Section 3. Owner and Applicant Description.** The Subject  
18 Property is owned by Yellow Bluff Partners, LLC. The applicant is  
19 T. R. Hainline, Esq., 1301 Riverplace Boulevard, Suite 1500,  
20 Jacksonville, Florida 32207; (904) 346-5531.

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

1 or act that is prohibited or restricted by any federal, state or  
2 local laws.

3           **Section 5.           Effective Date.**   This Ordinance shall become  
4 effective upon signature by the Mayor or upon becoming effective  
5 without the Mayor's signature.

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7 Form Approved:

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9         /s/ Shannon K. Eller      

10 Office of General Counsel

11 Legislation Prepared by: Krista Fogarty

12 GC-#1307339-v1-L-5391\_LS\_TRANS