

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-850**

5 AN ORDINANCE ADOPTING A LARGE-SCALE AMENDMENT TO
6 THE FUTURE LAND USE MAP SERIES OF THE *2030*
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND
8 USE DESIGNATION FROM LIGHT INDUSTRIAL (LI) TO
9 MULTI-USE (MU) SUBJECT TO REVISED FUTURE LAND USE
10 ELEMENT (FLUE) SITE SPECIFIC POLICY 4.3.11 FOR
11 THE NORTHWOOD REGIONAL ACTIVITY CENTER ON
12 APPROXIMATELY 754.26± ACRES LOCATED IN COUNCIL
13 DISTRICT 7 AT 0 ACREE ROAD, BETWEEN ACREE ROAD
14 AND PLUMMER ROAD (R.E. NO. 002569-0010
15 (PORTION)), OWNED BY H & W TIMBER, LLC, AS MORE
16 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO
17 APPLICATION NUMBER L-5677-22A; ADOPTING REVISED
18 SITE SPECIFIC POLICY 4.3.11 IN THE FUTURE LAND
19 USE ELEMENT; PROVIDING A DISCLAIMER THAT THE
20 AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED
21 AS AN 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-5677-22A 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 Light Industrial (LI) to
28 Multi-Use (MU) subject to revised FLUE Site Specific Policy 4.3.11
29 for the Northwood Regional Activity Center has been filed by Paul
30 Harden, Esq., on behalf of the owner of certain real property located
31 in Council District 7, as more particularly described in Section 2;

1 and

2 **WHEREAS**, the City, by the adoption of Ordinance 2022-235-E,
3 approved this Large-Scale Amendment to the *2030 Comprehensive Plan*
4 for transmittal to the Florida Department of Economic Opportunity
5 (DEO), as the State Land Planning Agency, and other required state
6 agencies, for review and comment; and

7 **WHEREAS**, by various letters and e-mails, the DEO and other state
8 reviewing agencies transmitted their comments, if any, regarding this
9 proposed amendment; and

10 **WHEREAS**, the Planning and Development Department reviewed the
11 proposed revision and application, considered all comments received,
12 prepared a written report, and rendered an advisory recommendation
13 to the Council with respect to this proposed amendment; and

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

19 **WHEREAS**, pursuant to Section 650.406, *Ordinance Code*, the Land
20 Use and Zoning (LUZ) Committee held a public hearing on this proposed
21 amendment, and made its recommendation to the City Council; and

22 **WHEREAS**, pursuant to Section 163.3184(3), *Florida Statutes*, and
23 Chapter 650, Part 4, *Ordinance Code*, the City Council held a public
24 hearing with public notice having been provided on this proposed
25 amendment to the *2030 Comprehensive Plan*; and

26 **WHEREAS**, the City Council further considered all oral and
27 written comments received during public hearings, including the data
28 and analysis portions of this proposed amendment to the *2030*
29 *Comprehensive Plan*, the recommendations of the Planning and
30 Development Department, the LPA, the LUZ Committee and the comments,
31 if any, of the DEO and the other state reviewing agencies; and

1 **WHEREAS**, in the exercise of its authority, the City Council has
2 determined it necessary and desirable to adopt this proposed amendment
3 to the *2030 Comprehensive Plan* to preserve and enhance present
4 advantages, encourage the most appropriate use of land, water, and
5 resources consistent with the public interest, overcome present
6 deficiencies, and deal effectively with future problems which may
7 result from the use and development of land within the City of
8 Jacksonville; now, therefore

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

10 **Section 1. Purpose and Intent.** This Ordinance is adopted
11 to carry out the purpose and intent of, and exercise the authority
12 set out in, the Community Planning Act, Sections 163.3161 through
13 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as
14 amended.

15 **Section 2. Subject Property Location and Description.** The
16 approximately 754.26± acres are located in Council District 7 at 0
17 Acree Road, between Acree Road and Plummer Road (R.E. No. 002569-0010
18 (portion)), as more particularly described in **Exhibit 1**, dated
19 February 17, 2022, and graphically depicted in **Exhibit 2**, both of
20 which are attached hereto and incorporated herein by this reference
21 (the "Subject Property").

22 **Section 3. Owner and Applicant Description.** The Subject
23 Property is owned by H & W Timber, LLC. The applicant is Paul Harden,
24 Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida
25 32207; (904) 396-5731.

26 **Section 4. Adoption of Large-Scale Land Use Amendment.** The
27 City Council hereby adopts a proposed Large-Scale revision to the
28 Future Land Use Map series of the *2030 Comprehensive Plan* by changing
29 the Future Land Use designation of the Subject Property from Light
30 Industrial (LI) to Multi-Use (MU) subject to revised FLUE Site
31 Specific Policy 4.3.11 for the Northwood Regional Activity Center,

1 pursuant to Application Number L-5677-22A.

2 **Section 5. Site Specific Policy.** The City Council hereby
3 adopts the revised FLUE Site Specific Policy 4.3.11 for the Northwood
4 Regional Activity Center, dated November 1, 2022, and attached hereto
5 as **Exhibit 3.**

6 **Section 6. Applicability, Effect and Legal Status.** The
7 applicability and effect of the *2030 Comprehensive Plan*, as herein
8 amended, shall be as provided in the Community Planning Act, Sections
9 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All
10 development undertaken by, and all actions taken in regard to
11 development orders by governmental agencies in regard to land which
12 is subject to the *2030 Comprehensive Plan*, as herein amended, shall
13 be consistent therewith as of the effective date of this amendment
14 to the plan.

15 **Section 7. Effective Date of this Plan Amendment.** Unless
16 this plan amendment is timely challenged under the procedures set
17 forth in Section 163.3184(3), *Florida Statutes*, this plan amendment
18 shall be effective thirty-one (31) days after DEO notifies the City
19 that the plan amendment or plan amendment package is complete. If
20 this plan amendment is timely challenged under Section 163.3184(3),
21 *Florida Statutes*, this plan amendment shall become effective when the
22 DEO or the Administration Commission enters a final order determining
23 the adopted amendment to be in compliance. If this plan amendment
24 is found not to be in compliance under the standards and procedures
25 set forth in Chapter 163, Part II, *Florida Statutes*, then this plan
26 amendment shall become effective only by further action by the City
27 Council. No development orders, development permits, or land uses
28 dependent on this amendment may be issued or commence before it has
29 become effective.

30 **Section 8. Disclaimer.** The amendment granted herein shall
31 **not** be construed as an exemption from any other applicable local,

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

11 **Section 9. Effective Date.** This Ordinance shall become
12 effective upon signature by the Mayor or upon becoming effective
13 without the Mayor's signature.

14
15 Form Approved:

16
17 /s/ Mary E. Staffopoulos

18 Office of General Counsel

19 Legislation Prepared By: Helena Parola

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