

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

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

