

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-133**

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
10 AGRICULTURE-II (AGR-II) AND AGRICULTURE-III
11 (AGR-III), TO LOW DENSITY RESIDENTIAL (LDR) AND
12 CONSERVATION (CSV) ON APPROXIMATELY 204.90±
13 ACRES LOCATED IN COUNCIL DISTRICT 7 AT 16198
14 BUTCH BAINE DRIVE, BETWEEN PECAN PARK ROAD AND
15 INTERSTATE 95, AS MORE PARTICULARLY DESCRIBED
16 HEREIN, INCLUDING A PROPOSED REVISION TO THE
17 DEVELOPMENT AREAS MAP, PURSUANT TO APPLICATION
18 NUMBER L-5513-21A; PROVIDING A DISCLAIMER THAT
19 THE TRANSMITTAL GRANTED HEREIN SHALL NOT BE
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
24 *Ordinance Code*, Application Number L-5513-21A 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 Agriculture-II (AGR-II)
27 and Agriculture-III (AGR-III) to Low Density Residential (LDR) and
28 Conservation (CSV) has been filed by T.R. Hainline, Esq., on behalf
29 of the owners of certain real property located in Council District
30 7, as 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 workshop
2 on this proposed amendment to the *2030 Comprehensive Plan*, with due
3 public notice having been provided, and having reviewed and considered
4 all comments received during the public workshop, has prepared a
5 written report and rendered an advisory recommendation to the Council
6 with respect to this proposed amendment; and

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

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

17 **WHEREAS**, the City Council held a public hearing on this proposed
18 amendment with public notice having been provided, pursuant to Section
19 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
20 *Code*, and having considered all written and oral comments received
21 during the public hearing, the recommendations of the Planning and
22 Development Department, the LPA, and the LUZ Committee, desires to
23 transmit this proposed amendment through the State's Expedited State
24 Review Process for amendment review to the Florida Department of
25 Economic Opportunity, as the State Land Planning Agency, the Northeast
26 Florida Regional Council, the Florida Department of Transportation,
27 the St. Johns River Water Management District, the Florida Department
28 of Environmental Protection, the Florida Fish and Wildlife
29 Conservation Commission, the Department of State's Bureau of Historic
30 Preservation, the Florida Department of Education, and the Department
31 of Agriculture and Consumer Services; now, therefore

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

2 **Section 1. Purpose and Intent.** The Council hereby approves
3 for transmittal to the various State agencies for review a proposed
4 large scale revision to the Future Land Use Map series of the *2030*
5 *Comprehensive Plan* by changing the future land use designation from
6 Agriculture-II (AGR-II) and Agriculture-III (AGR-III) to Low Density
7 Residential (LDR) and Conservation (CSV), pursuant to Application
8 Number L-5513-21A.

9 **Section 2. Subject Property Location and Description.** The
10 approximately 204.90± acres are in Council District 7 at 16198 Butch
11 Baine Drive, between Pecan Park Road and Interstate 95, as more
12 particularly described in **Exhibit 1**, dated February 1, 2021, and
13 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
14 and incorporated herein by this reference (Subject Property).

15 **Section 3. Owner and Applicant Description.** The Subject
16 Property is owned by Louis L. Huntley Enterprises, Inc. The applicant
17 is T.R. Hainline, Esq., 1301 Riverplace Boulevard, Suite 1500,
18 Jacksonville, Florida 32207; (904) 346-5531.

19 **Section 4. Development Areas Map.** This transmittal
20 includes a proposed revision to the Development Areas Map adopted as
21 Future Land Use Element Map L-21, Transportation Element Map T-4 and
22 Capital Improvements Element Map CI-1 of the *2030 Comprehensive Plan*,
23 as depicted in **Exhibit 3, attached hereto.**

24 **Section 5. Disclaimer.** The transmittal granted herein
25 shall **not** be construed as an exemption from any other applicable
26 local, state, or federal laws, regulations, requirements, permits or
27 approvals. All other applicable local, state or federal permits or
28 approvals shall be obtained before commencement of the development
29 or use and issuance of this transmittal is based upon acknowledgement,
30 representation and confirmation made by the applicant(s), owner(s),
31 developer(s) and/or any authorized agent(s) or designee(s) that the

