

1 Introduced by the Land Use and Zoning Committee:
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3

4 **ORDINANCE 2024-454-E**

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 2045 COMPREHENSIVE PLAN TO
9 CHANGE THE FUTURE LAND USE DESIGNATION FROM
10 MULTI-USE (MU) SUBJECT TO FUTURE LAND USE
11 ELEMENT (FLUE) SITE SPECIFIC POLICY 4.3.15 AND
12 LIGHT INDUSTRIAL (LI) IN THE RURAL AND SUBURBAN
13 DEVELOPMENT AREAS TO LIGHT INDUSTRIAL (LI),
14 COMMUNITY/GENERAL COMMERCIAL (CGC),
15 CONSERVATION (CSV), LOW DENSITY RESIDENTIAL
16 (LDR) AND MEDIUM DENSITY RESIDENTIAL (MDR), WITH
17 THAT PORTION OF THE PROPERTY LOCATED IN THE
18 RURAL DEVELOPMENT AREA BEING ADDED TO THE
19 SUBURBAN DEVELOPMENT AREA, ON APPROXIMATELY
20 1,003.91± ACRES LOCATED IN COUNCIL DISTRICT 8 AT
21 0 MAIN STREET NORTH AND 0 PECAN PARK ROAD,
22 BETWEEN INTERSTATE 95 AND MAIN STREET AND NORTH
23 OF PECAN PARK ROAD (R.E. NOS. 108113-0005,
24 108113-0300, 108117-0005 AND 108125-0000), AS
25 MORE PARTICULARLY DESCRIBED HEREIN, OWNED BY RUM
26 EAST, LLC, RUM EAST A, LLC, RUM EAST B, LLC, RUM
27 EAST C, LLC, RUM EAST D, LLC, RUM EAST E, LLC,
28 RUM EAST F, LLC, RUM EAST G, LLC, RUM EAST H,
29 LLC, RUM EAST I, LLC, PECAN PARK RAIL, LLC,
30 PECPAR, LLC, PECPAR-A, LLC, PECPAR-B, LLC,
31 PECPAR-C, LLC, PECPAR-D, LLC AND PECPAR-E, LLC,

1 PURSUANT TO APPLICATION NUMBER L-5886-23A;
2 REPEALING FLUE SITE SPECIFIC POLICY 4.3.15;
3 INCLUDING A REVISION TO THE DEVELOPMENT AREAS
4 MAP; PROVIDING A DISCLAIMER THAT THE TRANSMITTAL
5 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
6 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
7 PROVIDING AN EFFECTIVE DATE.
8

9 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
10 *Ordinance Code*, Application Number L-5886-23A requesting a revision
11 to the Future Land Use Map series of the *2045 Comprehensive Plan* to
12 change the future land use designation from Multi-Use (MU) subject
13 to FLUE Site Specific Policy 4.3.15 and Light Industrial (LI) in the
14 Rural and Suburban Development Areas to Light Industrial (LI),
15 Community/General Commercial (CGC), Conservation (CSV), Low Density
16 Residential (LDR) and Medium Density Residential (MDR) with that
17 portion of the property located in the rural development area being
18 added to the suburban development area, has been filed by Blair
19 Knighting on behalf of the owners of certain real property located
20 in Council District 8, as more particularly described in Section 2;
21 and

22 **WHEREAS**, the Planning and Development Department reviewed the
23 proposed revision and application, held a public information workshop
24 on this proposed amendment to the *2045 Comprehensive Plan*, with due
25 public notice having been provided, and having reviewed and considered
26 all comments received during the public workshop, has prepared a
27 written report and rendered an advisory recommendation to the Council
28 with respect to this proposed amendment; and

29 **WHEREAS**, the Planning Commission, acting as the Local Planning
30 Agency (LPA), held a public hearing on this proposed amendment, with
31 due public notice having been provided, reviewed and considered all

1 comments received during the public hearing and made its
2 recommendation to the City Council; and

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

8 **WHEREAS**, the City Council held a public hearing on this proposed
9 amendment with public notice having been provided, pursuant to Section
10 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
11 *Code*, and having considered all written and oral comments received
12 during the public hearing, the recommendations of the Planning and
13 Development Department, the LPA, and the LUZ Committee, desires to
14 transmit this proposed amendment through the State's Expedited State
15 Review Process for amendment review to the Florida Department of
16 Economic Opportunity, as the State Land Planning Agency, the Northeast
17 Florida Regional Council, the Florida Department of Transportation,
18 the St. Johns River Water Management District, the Florida Department
19 of Environmental Protection, the Florida Fish and Wildlife
20 Conservation Commission, the Department of State's Bureau of Historic
21 Preservation, the Florida Department of Education, the Department of
22 Agriculture and Consumer Services, and to the commanding officers of
23 Naval Air Station Jacksonville, Marine Corps Support Facility - Blount
24 Island, Outlying Land Field Whitehouse, and Naval Station Mayport;
25 now, therefore

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

27 **Section 1. Purpose and Intent.** The Council hereby approves
28 for transmittal to the various state agencies for review a proposed
29 large-scale revision to the Future Land Use Map series of the 2045
30 *Comprehensive Plan* by changing the future land use designation from
31 Multi-Use (MU) subject to FLUE Site Specific Policy 4.3.15 and Light

1 Industrial (LI) in the Rural and Suburban Development Areas to Light
2 Industrial (LI), Community/General Commercial (CGC), Conservation
3 (CSV), Low Density Residential (LDR) and Medium Density Residential
4 (MDR) with that portion of the property located in the rural
5 development area being added to the suburban development area,
6 pursuant to Application Number L-5886-23A.

7 **Section 2. Subject Property Location and Description.** The
8 approximately 1,003.91± acres are located in Council District 8 at 0
9 Main Street North and 0 Pecan Park Road, between Interstate 95 and
10 Main Street and north of Pecan Park Road (R.E. Nos. 108113-0005,
11 108113-0300, 108117-0005 and 108125-0000), as more particularly
12 described in **Exhibit 1**, dated October 16, 2023, and graphically
13 depicted in **Exhibit 2**, both of which are attached hereto and
14 incorporated herein by this reference (the "Subject Property").

15 **Section 3. Owner and Applicant Description.** The Subject
16 Property is owned by Rum East, LLC, Rum East A, LLC, Rum East B, LLC,
17 Rum East C, LLC, Rum East D, LLC, Rum East E, LLC, Rum East F, LLC,
18 Rum East G, LLC, Rum East H, LLC, Rum East I, LLC, Pecan Park Rail,
19 LLC, PecPar, LLC, PecPar-A, LLC, PecPar-B, LLC, PecPar-C, LLC, PecPar-
20 D, LLC and PecPar-E, LLC. The applicant is Blair Knighting, 12740
21 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida 32258; (904)
22 828-3917.

23 **Section 4. Site Specific Policies.** Included in this
24 transmittal to the various State agencies for review is the repeal
25 of Future Land Use Element (FLUE) Policy 4.3.15 as outlined in **Exhibit**
26 **3**, dated May 23, 2024, attached hereto.

27 **Section 5. Development Areas Map.** This transmittal
28 includes a proposed revision to the Development Areas Map adopted as
29 Map 6 of the Future Land Use Map Series of the *2045 Comprehensive*
30 *Plan*, as depicted in **Exhibit 4**, attached hereto.

31 **Section 6. Disclaimer.** The transmittal granted herein

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

12 **Section 7. Effective Date.** This Ordinance shall become
13 effective upon signature by the Mayor or upon becoming effective
14 without the Mayor's signature

15
16 Form Approved:

17
18 /s/ Dylan Reingold

19 Office of General Counsel

20 Legislation Prepared By: Sam Roberts

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