

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-336-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 *2030 COMPREHENSIVE PLAN* TO
9 CHANGE THE FUTURE LAND USE DESIGNATION FROM LOW
10 DENSITY RESIDENTIAL (LDR), COMMUNITY/GENERAL
11 COMMERCIAL (CGC) AND BUSINESS PARK (BP) TO
12 MEDIUM DENSITY RESIDENTIAL (MDR),
13 COMMUNITY/GENERAL COMMERCIAL (CGC),
14 CONSERVATION (CSV) AND LIGHT INDUSTRIAL (LI) ON
15 APPROXIMATELY 81.49± ACRES LOCATED IN COUNCIL
16 DISTRICT 11 AT 0 PHILIPS HIGHWAY, BETWEEN ENERGY
17 CENTER DRIVE AND SEVERN STREET, OWNED BY SPHINX
18 MANAGEMENT INC., ET AL., AS MORE PARTICULARLY
19 DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER
20 L-5527-21A; PROVIDING A DISCLAIMER THAT THE
21 TRANSMITTAL GRANTED HEREIN SHALL NOT BE
22 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
23 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
24

25 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
26 *Ordinance Code*, Application Number L-5527-21A requesting a revision
27 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
28 change the future land use designation from Low Density Residential
29 (LDR), Community/General Commercial (CGC) and Business Park (BP) to
30 Medium Density Residential (MDR), Community/General Commercial (CGC),
31 Conservation (CSV) and Light Industrial (LI), has been filed by Cyndy

1 Trimmer, Esq., on behalf of Sphinx Management Inc., et al., the owners
2 of certain real property located in Council District 11, as more
3 particularly described in Section 2; and

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

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

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

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

1 of Environmental Protection, the Florida Fish and Wildlife
2 Conservation Commission, the Department of State's Bureau of Historic
3 Preservation, the Florida Department of Education, and the Department
4 of Agriculture and Consumer Services; now, therefore

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

6 **Section 1. Purpose and Intent.** The Council hereby approves
7 for transmittal to the various State agencies for review a proposed
8 large scale revision to the Future Land Use Map series of the 2030
9 *Comprehensive Plan* by changing the future land use designation from
10 Low Density Residential (LDR), Community/General Commercial (CGC) and
11 Business Park (BP) to Medium Density Residential (MDR),
12 Community/General Commercial (CGC), Conservation (CSV) and Light
13 Industrial (LI), pursuant to Application Number L-5527-21A.

14 **Section 2. Subject Property Location and Description.** The
15 approximately 81.49± acres are in Council District 11, at 0 Philips
16 Highway, between Energy Center Drive and Severn Street, as more
17 particularly described in **Exhibit 1**, dated April 21, 2021, and
18 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
19 and incorporated herein by this reference (Subject Property).

20 **Section 3. Owner and Applicant Description.** The Subject
21 Property is owned by Sphinx Management Inc., et al., as described in
22 the application on file in the Planning and Development Department.
23 The applicant is Cyndy Trimmer, Esq., One Independent Drive, Suite
24 1200, Jacksonville, Florida 32202; (904) 807-0185.

25 **Section 4. Disclaimer.** The transmittal granted herein
26 shall **not** be construed as an exemption from any other applicable
27 local, state, or federal laws, regulations, requirements, permits or
28 approvals. All other applicable local, state or federal permits or
29 approvals shall be obtained before commencement of the development
30 or use and issuance of this transmittal is based upon acknowledgement,
31 representation and confirmation made by the applicant(s), owner(s),

1 developer(s) and/or any authorized agent(s) or designee(s) that the
2 subject business, development and/or use will be operated in strict
3 compliance with all laws. Issuance of this transmittal does **not**
4 approve, promote or condone any practice or act that is prohibited
5 or restricted by any federal, state or local laws.

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

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10 Form Approved:

11
12 /s/ Shannon K. Eller

13 Office of General Counsel

14 Legislation Prepared by: Kristen Reed

15 GC-#1435298-v1-2021-336_Original_Bill