

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-821**

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 AGRICULTURE (AGR) AND PUBLIC BUILDINGS AND
11 FACILITIES (PBF) TO LIGHT INDUSTRIAL (LI) ON
12 APPROXIMATELY 229.01± ACRES LOCATED IN COUNCIL
13 DISTRICT 8 AT 0 PECAN PARK ROAD AND 0 ARNOLD
14 ROAD, BETWEEN ARNOLD ROAD AND JACKSONVILLE
15 INTERNATIONAL AIRPORT (R.E. NOS. 019583-0000 AND
16 019606-0000 (PORTION)), AS MORE PARTICULARLY
17 DESCRIBED HEREIN, OWNED BY SUBEMA, LLC, PURSUANT
18 TO APPLICATION NUMBER L-5872-23A; PROVIDING A
19 DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN
20 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
21 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
22 DATE.

23
24 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
25 *Ordinance Code*, Application Number L-5872-23A requesting a revision
26 to the Future Land Use Map series of the *2045 Comprehensive Plan* to
27 change the future land use designation from Agriculture (AGR) and
28 Public Buildings and Facilities (PBF) to Light Industrial (LI) has
29 been filed by Cyndy Trimmer, Esq. on behalf of the owners of certain
30 real property located in Council District 8, as more particularly
31 described in Section 2; and

1 **WHEREAS**, the Planning and Development Department reviewed the
2 proposed revision and application, held a public information workshop
3 on this proposed amendment to the *2045 Comprehensive Plan*, with due
4 public notice having been provided, and having reviewed and considered
5 all comments received during the public workshop, has prepared a
6 written report and rendered an advisory recommendation to the Council
7 with respect to this proposed amendment; and

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

1 Agriculture and Consumer Services, and to the commanding officers of
2 Naval Air Station Jacksonville, Marine Corps Support Facility - Blount
3 Island, Outlying Land Field Whitehouse, and Naval Station Mayport;
4 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 2045
9 *Comprehensive Plan* by changing the future land use designation from
10 Agriculture (AGR) and Public Buildings and Facilities (PBF) to Light
11 Industrial (LI), pursuant to Application Number L-5872-23A.

12 **Section 2. Subject Property Location and Description.** The
13 approximately 229.01± acres are located in Council District 8 at 0
14 Pecan Park Road and 0 Arnold Road, between Arnold Road and
15 Jacksonville International Airport (R.E. Nos. 019583-0000 and 019606-
16 0000 (portion)), as more particularly described in **Exhibit 1**, dated
17 September 6, 2023, and graphically depicted in **Exhibit 2**, both of
18 which are attached hereto and incorporated herein by this reference
19 (the "Subject Property").

20 **Section 3. Owner and Applicant Description.** The Subject
21 Property is owned by Subema, LLC. The applicant is Cyndy Trimmer,
22 Esq., One Independent Drive, Suite 1200, Jacksonville, Florida 32202;
23 (904) 807-0185.

24 **Section 4. 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

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

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

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9 Form Approved:

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11 /s/ Mary E. Staffopoulos

12 Office of General Counsel

13 Legislation Prepared By: Helena Parola

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