

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-67-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
8 LAND USE MAP SERIES OF THE *2030 COMPREHENSIVE*
9 *PLAN* TO CHANGE THE FUTURE LAND USE DESIGNATION
10 FROM LOW DENSITY RESIDENTIAL (LDR),
11 COMMUNITY/GENERAL COMMERCIAL (CGC) AND MEDIUM
12 DENSITY RESIDENTIAL (MDR) TO CONSERVATION
13 (CSV) ON APPROXIMATELY 15.54± ACRES LOCATED IN
14 COUNCIL DISTRICT 8 AT 0 BROWARD ROAD, BETWEEN
15 ISLAND POINT DRIVE AND CLARK ROAD, OWNED BY
16 TROUT RIVER LAND HOLDINGS, LLC, AS MORE
17 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO
18 APPLICATION NUMBER L-5515-21A; PROVIDING A
19 DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN
20 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
21 ANY OTHER APPLICABLE LAWS; PROVIDING AN
22 EFFECTIVE DATE.
23

24 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
25 *Ordinance Code*, Application Number L-5515-21A requesting a revision
26 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
27 change the future land use designation from Low Density Residential
28 (LDR), Community/General Commercial (CGC) and Medium Density
29 Residential (MDR) to Conservation (CSV) has been filed by the City
30 of Jacksonville, on behalf of Trout River Land Holdings, LLC, the
31 owner of certain real property located in Council District 8, as

1 more particularly described in Section 2; and

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

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

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

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

1 Protection, the Florida Fish and Wildlife Conservation Commission,
2 the Department of State's Bureau of Historic Preservation, the
3 Florida Department of Education, and the Department of Agriculture
4 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
7 approves for transmittal to the various State agencies for review a
8 proposed large scale revision to the Future Land Use Map series of
9 the *2030 Comprehensive Plan* by changing the future land use
10 designation from Low Density Residential (LDR), Community/General
11 Commercial (CGC) and Medium Density Residential (MDR) to
12 Conservation (CSV), pursuant to Application Number L-5515-21A.

13 **Section 2. Subject Property Location and Description.**
14 The approximately 15.54± acres are located in Council District 8,
15 at 0 Broward Road, between Island Point Drive and Clark Road (R.E.
16 No. 022159-0000 (portion)), as more particularly described in
17 **Exhibit 1**, dated January 11, 2021, and graphically depicted in
18 **Exhibit 2**, both of which are **attached hereto** and incorporated
19 herein by this reference (Subject Property).

20 **Section 3. Owner and Applicant Description.** The Subject
21 Property is owned by Trout River Land Holdings, LLC. The applicant
22 is the City of Jacksonville, 214 North Hogan Street, Suite 300,
23 Jacksonville, Florida 32202; (904) 255-7800.

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
27 or approvals. All other applicable local, state or federal permits
28 or approvals shall be obtained before commencement of the
29 development or use and issuance of this transmittal is based upon
30 acknowledgement, representation and confirmation made by the
31 applicant(s), owner(s), developer(s) and/or any authorized agent(s)

