

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-598-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  
10 AGRICULTURE-I (AGR-I), AGRICULTURE-II (AGR-II),  
11 AND AGRICULTURE-III (AGR-III) TO MULTI-USE (MU)  
12 ON APPROXIMATELY 7002.25± ACRES LOCATED IN  
13 COUNCIL DISTRICT 12 AT 0 U.S. HIGHWAY 301 SOUTH,  
14 0 NORMANDY BOULEVARD AND 0 MAXVILLE MACCLENNY  
15 HIGHWAY, BETWEEN INTERSTATE 10 AND MAXVILLE  
16 MACCLENNY HIGHWAY, OWNED BY 301 CAPITAL  
17 PARTNERS, LLC, INCLUDING PROPOSED SITE SPECIFIC  
18 POLICY 4.4.20 IN THE FUTURE LAND USE ELEMENT AND  
19 A PRELIMINARY DEVELOPMENT PLAN, AS MORE  
20 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO  
21 APPLICATION NUMBER L-5457-20A; ADOPTING A SIGN  
22 PLACEMENT PLAN PURSUANT TO SECTION  
23 650.407(C)(3), *ORDINANCE CODE*; WAIVING CHAPTER  
24 95 (JACKSONVILLE WATERWAYS COMMISSION), SECTION  
25 95.105 (PURPOSES) AND SECTION 95.106 (DUTIES),  
26 *ORDINANCE CODE*; PROVIDING A DISCLAIMER THAT THE  
27 TRANSMITTAL GRANTED HEREIN SHALL NOT BE  
28 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
29 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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1           **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
2 *Ordinance Code*, Application Number L-5457-20A requesting a revision  
3 to the Future Land Use Map series of the *2030 Comprehensive Plan* to  
4 change the future land use designation from Agriculture-I (AGR-I),  
5 Agriculture-II (AGR-II), and Agriculture-III (AGR-III) to Multi-Use  
6 (MU) has been filed by Paul M. Harden, Esq., on behalf of the owner  
7 of certain real property located in Council District 12, as more  
8 particularly described in Section 2; and

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

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

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

26           **WHEREAS**, the City Council held a public hearing on this proposed  
27 amendment with public notice having been provided, pursuant to Section  
28 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*  
29 *Code*, and having considered all written and oral comments received  
30 during the public hearing, the recommendations of the Planning and  
31 Development Department, the LPA, and the LUZ Committee, desires to

1 transmit this proposed amendment through the State's Expedited State  
2 Review Process for amendment review to the Florida Department of  
3 Economic Opportunity, as the State Land Planning Agency, the Northeast  
4 Florida Regional Council, the Florida Department of Transportation,  
5 the St. Johns River Water Management District, the Florida Department  
6 of Environmental Protection, the Florida Fish and Wildlife  
7 Conservation Commission, the Department of State's Bureau of Historic  
8 Preservation, the Florida Department of Education, and the Department  
9 of Agriculture and Consumer Services; now, therefore

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

11 **Section 1. Purpose and Intent.** The Council hereby approves  
12 for transmittal to the various State agencies for review a proposed  
13 large scale revision to the Future Land Use Map series of the 2030  
14 *Comprehensive Plan* by changing the future land use designation from  
15 Agriculture-I (AGR-I), Agriculture-II (AGR-II), and Agriculture-III  
16 (AGR-III) to Multi-Use (MU), pursuant to Application Number L-5457-  
17 20A.

18 **Section 2. Subject Property Location and Description.** The  
19 approximately 7002.25± acres are located in Council District 12 at 0  
20 U.S. Highway 301 South, 0 Normandy Boulevard and 0 Maxville MacClenny  
21 Highway, between Interstate 10 and Maxville MacClenny Highway, as  
22 more particularly described in **Exhibit 1**, dated June 17, 2020, and  
23 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
24 and incorporated herein by this reference (Subject Property).

25 **Section 3. Owner and Applicant Description.** The Subject  
26 Property is owned by 301 Capital Partners, LLC. The applicant is  
27 Paul M. Harden, Esq., 501 Riverside Avenue, Suite 901, Jacksonville,  
28 Florida 32202; (904) 396-5731.

29 **Section 4. Site Specific Policy and Preliminary Development**  
30 **Plan.** Proposed Future Land Use Element (FLUE) Policy 4.4.20 is  
31 included in this transmittal to the various State agencies for review,

1 as **attached hereto** in **Revised Exhibit 3**, dated October 16, 2020, and  
2 a Preliminary Development Plan is included in this transmittal to the  
3 various State agencies for review, as **attached hereto** as **Exhibit 4**,  
4 dated September 14, 2020.

5 **Section 5. Adopting Sign Placement Plan Pursuant to Section**  
6 **650.407(c)(3), Ordinance Code.** Pursuant to Section 650.407(c)(3),  
7 *Ordinance Code*, the City Council hereby adopts the Sign Placement  
8 Plan dated August 31, 2020, and **attached hereto** as **Exhibit 5**, and  
9 finds that the advertisement, mailed notices, and the Sign Placement  
10 Plan have provided notice in compliance with all state and local laws  
11 and regulations.

12 **Section 6. Chapter 95 (Jacksonville Waterways Commission),**  
13 **Section 95.105 (Purposes) and Section 95.106 (Duties), Ordinance**  
14 **Code, Waived.** Chapter 95 (Jacksonville Waterways Commission),  
15 Section 95.105 (Purposes) and Section 95.106 (Duties), *Ordinance*  
16 *Code*, requiring review by the Jacksonville Waterways Commission, is  
17 hereby waived due to cancellation of the November 2020 Jacksonville  
18 Waterways Commission meeting. The proposed large scale land use map  
19 amendment approved for transmittal herein shall be reviewed by the  
20 Jacksonville Waterways Commission prior to adoption. Pursuant to  
21 Council Rule 2.102, the Rules Committee considered this waiver on  
22 December 1, 2020, and recommended approval.

23 **Section 7. Disclaimer.** The transmittal granted herein  
24 shall **not** be construed as an exemption from any other applicable  
25 local, state, or federal laws, regulations, requirements, permits or  
26 approvals. All other applicable local, state or federal permits or  
27 approvals shall be obtained before commencement of the development  
28 or use and issuance of this transmittal is based upon acknowledgement,  
29 representation and confirmation made by the applicant(s), owner(s),  
30 developer(s) and/or any authorized agent(s) or designee(s) that the  
31 subject business, development and/or use will be operated in strict

1 compliance with all laws. Issuance of this transmittal does **not**  
2 approve, promote or condone any practice or act that is prohibited  
3 or restricted by any federal, state or local laws.

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

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8 Form Approved:

9  
10 /s/ Shannon K. Eller

11 Office of General Counsel

12 Legislation Prepared by: Susan Kelly

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