

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2020-467**

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 BUSINESS PARK (BP) TO COMMUNITY/GENERAL
11 COMMERCIAL (CGC) ON APPROXIMATELY 27.71± ACRES
12 LOCATED IN COUNCIL DISTRICT 5 AT 3563 PHILIPS
13 HIGHWAY AND 3605 PHILIPS HIGHWAY, BETWEEN
14 BELAIR ROAD SOUTH AND EMERSON STREET, OWNED BY
15 PSF I JAX METRO, LLC, AS MORE PARTICULARLY
16 DESCRIBED HEREIN, PURSUANT TO APPLICATION
17 NUMBER L-5458-20A; PROVIDING A DISCLAIMER THAT
18 THE TRANSMITTAL GRANTED HEREIN SHALL NOT BE
19 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
23 *Ordinance Code*, Application Number L-5458-20A requesting a revision
24 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
25 change the future land use designation from Business Park (BP) to
26 Community/General Commercial (CGC) has been filed by Steve
27 Diebenow, Esq., on behalf of PSF I Jax Metro, LLC, the owner of
28 certain real property located in Council District 5, as more
29 particularly described in Section 2; and

30 **WHEREAS**, the Planning and Development Department reviewed the
31 proposed revision and application, held a public information

1 workshop on this proposed amendment to the *2030 Comprehensive Plan*,
2 with due public notice having been provided, and having reviewed
3 and considered all comments received during the public workshop,
4 has prepared a written report and rendered an advisory
5 recommendation to the Council with respect to this proposed
6 amendment; and

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

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

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

1 and Consumer Services; now, therefore

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

3 **Section 1. Purpose and Intent.** The Council hereby
4 approves for transmittal to the various State agencies for review a
5 proposed large scale revision to the Future Land Use Map series of
6 the *2030 Comprehensive Plan* by changing the future land use
7 designation from Business Park (BP) to Community/General Commercial
8 (CGC), pursuant to Application Number L-5458-20A.

9 **Section 2. Subject Property Location and Description.**
10 The approximately 27.71± acres are located in Council District 5,
11 at 3563 Philips Highway and 3605 Philips Highway, between Belair
12 Road South and Emerson Street (R.E. Nos. 126071-0060 (portion) and
13 126071-0120), as more particularly described in **Exhibit 1**, dated
14 July 1, 2020, and graphically depicted in **Exhibit 2**, both of which
15 are **attached hereto** and incorporated herein by this reference
16 (Subject Property).

17 **Section 3. Owner and Applicant Description.** The Subject
18 Property is owned by PSF I Jax Metro, LLC. The applicant is Steve
19 Diebenow, Esq., One Independent Drive, Suite 1200, Jacksonville,
20 Florida 32202; (904) 301-1269.

21 **Section 4. Disclaimer.** The transmittal granted herein
22 shall **not** be construed as an exemption from any other applicable
23 local, state, or federal laws, regulations, requirements, permits
24 or approvals. All other applicable local, state or federal permits
25 or approvals shall be obtained before commencement of the
26 development or use and issuance of this transmittal is based upon
27 acknowledgement, representation and confirmation made by the
28 applicant(s), owner(s), developer(s) and/or any authorized agent(s)
29 or designee(s) that the subject business, development and/or use
30 will be operated in strict compliance with all laws. Issuance of
31 this transmittal does **not** approve, promote or condone any practice

