

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-970**

5 AN ORDINANCE ADOPTING A LARGE-SCALE AMENDMENT TO
6 THE FUTURE LAND USE MAP SERIES OF THE 2045
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND
8 USE DESIGNATION FROM MULTI-USE (MU) SUBJECT TO
9 FUTURE LAND USE ELEMENT (FLUE) SITE SPECIFIC
10 POLICY 4.3.15 AND LIGHT INDUSTRIAL (LI) IN THE
11 RURAL AND SUBURBAN DEVELOPMENT AREAS TO LIGHT
12 INDUSTRIAL (LI), COMMUNITY/GENERAL COMMERCIAL
13 (CGC), CONSERVATION (CSV), LOW DENSITY
14 RESIDENTIAL (LDR) AND MEDIUM DENSITY RESIDENTIAL
15 (MDR), WITH THAT PORTION OF THE PROPERTY LOCATED
16 IN THE RURAL DEVELOPMENT AREA BEING ADDED TO THE
17 SUBURBAN DEVELOPMENT AREA, ON APPROXIMATELY
18 1,003.91± ACRES LOCATED IN COUNCIL DISTRICT 8 AT
19 0 MAIN STREET NORTH AND 0 PECAN PARK ROAD, BETWEEN
20 INTERSTATE 95 AND MAIN STREET AND NORTH OF PECAN
21 PARK ROAD (R.E. NOS. 108113-0005, 108113-0300,
22 108117-0005 AND 108125-0000), OWNED BY RUM EAST,
23 LLC, RUM EAST A, LLC, RUM EAST B, LLC, RUM EAST
24 C, LLC, RUM EAST D, LLC, RUM EAST E, LLC, RUM
25 EAST F, LLC, RUM EAST G, LLC, RUM EAST H, LLC,
26 RUM EAST I, LLC, PECAN PARK RAIL, LLC, PECPAR,
27 LLC, PECPAR-A, LLC, PECPAR-B, LLC, PECPAR-C, LLC,
28 PECPAR-D, LLC AND PECPAR-E, LLC, AS MORE
29 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO
30 APPLICATION NUMBER L-5886-23A; REPEALING FLUE
31 SITE SPECIFIC POLICY 4.3.15; INCLUDING A REVISION

1 TO THE DEVELOPMENT AREAS MAP; PROVIDING A
2 DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN
3 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
4 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
5 DATE.

6
7 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
8 *Ordinance Code*, Application Number L-5886-23A, requesting a revision
9 to the Future Land Use Map series of the *2045 Comprehensive Plan* to
10 change the future land use designation from Multi-Use (MU) subject
11 to FLUE Site Specific Policy 4.3.15 and Light Industrial (LI) in the
12 Rural and Suburban Development Areas to Light Industrial (LI),
13 Community/General Commercial (CGC), Conservation (CSV), Low Density
14 Residential (LDR) and Medium Density Residential (MDR) with that
15 portion of the property located in the rural development area being
16 added to the suburban development area, has been filed by Blair
17 Knighting, on behalf of the owners of certain real property located
18 in Council District 8, as more particularly described in Section 2;
19 and

20 **WHEREAS**, the City, by the adoption of Ordinance 2024-454-E,
21 approved this Large-Scale Amendment to the *2045 Comprehensive Plan*
22 for transmittal to the Florida Department of Commerce ("DOC")
23 (formerly the Department of Economic Opportunity), as the State Land
24 Planning Agency, and other required state agencies, for review and
25 comment; and

26 **WHEREAS**, by various letters and e-mails, the DOC and other state
27 reviewing agencies transmitted their comments, if any, regarding this
28 proposed amendment; and

29 **WHEREAS**, the Planning and Development Department reviewed the
30 proposed revision and application, considered all comments received,
31 prepared a written report, and rendered an advisory recommendation

1 to the Council with respect to this proposed amendment; and

2 **WHEREAS**, the Planning Commission, acting as the Local Planning
3 Agency ("LPA"), held a public hearing on this proposed amendment,
4 with due public notice having been provided, and having reviewed and
5 considered all comments during the public hearing, made its
6 recommendation to the City Council; and

7 **WHEREAS**, pursuant to Section 650.406, *Ordinance Code*, the Land
8 Use and Zoning ("LUZ") Committee held a public hearing on this
9 proposed amendment, and made its recommendation to the City Council;
10 and

11 **WHEREAS**, pursuant to Section 163.3184(3), *Florida Statutes*, and
12 Chapter 650, Part 4, *Ordinance Code*, the City Council held a public
13 hearing, with public notice having been provided, on this proposed
14 amendment to the *2045 Comprehensive Plan*; and

15 **WHEREAS**, the City Council further considered all oral and
16 written comments received during public hearings, including the data
17 and analysis portions of this proposed amendment to the *2045*
18 *Comprehensive Plan*, the recommendations of the Planning and
19 Development Department, the LPA, the LUZ Committee, and the comments,
20 if any, of the DOC and the other state reviewing agencies; and

21 **WHEREAS**, in the exercise of its authority, the City Council has
22 determined it necessary and desirable to adopt this proposed amendment
23 to the *2045 Comprehensive Plan* to preserve and enhance present
24 advantages, encourage the most appropriate use of land, water, and
25 resources consistent with the public interest, overcome present
26 deficiencies, and deal effectively with future problems which may
27 result from the use and development of land within the City of
28 Jacksonville; now, therefore

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

30 **Section 1. Purpose and Intent.** This Ordinance is adopted
31 to carry out the purpose and intent of, and exercise the authority

1 set out in, the Community Planning Act, Sections 163.3161 through
2 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as
3 amended.

4 **Section 2. Subject Property Location and Description.** The
5 approximately 1,003.91± acres are located in Council District 8 at 0
6 Main Street North and 0 Pecan Park Road, between Interstate 95 and
7 Main Street and north of Pecan Park Road (R.E. Nos. 108113-0005,
8 108113-0300, 108117-0005 and 108125-0000), as more particularly
9 described in **Exhibit 1**, dated October 16, 2023, and graphically
10 depicted in **Exhibit 2**, both of which are attached hereto and
11 incorporated herein by this reference (the "Subject Property").

12 **Section 3. Owner and Applicant Description.** The Subject
13 Property is owned by Rum East, LLC, Rum East A, LLC, Rum East B, LLC,
14 Rum East C, LLC, Rum East D, LLC, Rum East E, LLC, Rum East F, LLC,
15 Rum East G, LLC, Rum East H, LLC, Rum East I, LLC, Pecan Park Rail,
16 LLC, PecPar, LLC, PecPar-A, LLC, PecPar-B, LLC, PecPar-C, LLC, PecPar-
17 D, LLC and PecPar-E, LLC. The applicant is Blair Knighting, 12740
18 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida 32258; (904)
19 828-3917.

20 **Section 4. Adoption of Large-Scale Land Use Amendment.** The
21 City Council hereby adopts a proposed Large-Scale revision to the
22 Future Land Use Map series of the *2045 Comprehensive Plan* by changing
23 the Future Land Use designation of the Subject Property from Multi-
24 Use (MU) subject to FLUE Site Specific Policy 4.3.15 and Light
25 Industrial (LI) in the Rural and Suburban Development Areas to Light
26 Industrial (LI), Community/General Commercial (CGC), Conservation
27 (CSV), Low Density Residential (LDR) and Medium Density Residential
28 (MDR) with that portion of the property located in the rural
29 development area being added to the suburban development area,
30 pursuant to Application Number L-5886-23A.

31 **Section 5. Site Specific Policies.** Included in this

1 adoption is the repeal of Future Land Use Element (FLUE) Policy 4.3.15
2 as outlined in **Exhibit 3**, dated May 23, 2024, attached hereto.

3 **Section 6. Development Areas Map.** This adoption includes
4 a revision to the Development Areas Map adopted as Map 6 of the Future
5 Land Use Map Series of the *2045 Comprehensive Plan*, as depicted in
6 **Exhibit 4**, attached hereto.

7 **Section 7. Applicability, Effect and Legal Status.** The
8 applicability and effect of the *2045 Comprehensive Plan*, as herein
9 amended, shall be as provided in the Community Planning Act, Sections
10 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All
11 development undertaken by, and all actions taken in regard to,
12 development orders by governmental agencies in regard to land which
13 is subject to the *2045 Comprehensive Plan*, as herein amended, shall
14 be consistent therewith as of the effective date of this amendment
15 to the plan.

16 **Section 8. Effective Date of this Plan Amendment.** Unless
17 this plan amendment is timely challenged under the procedures set
18 forth in Section 163.3184(3), *Florida Statutes*, this plan amendment
19 shall be effective thirty-one (31) days after DOC notifies the City
20 that the plan amendment or plan amendment package is complete. If
21 this plan amendment is timely challenged under Section 163.3184(3),
22 *Florida Statutes*, this plan amendment shall become effective when the
23 DOC or the Administration Commission enters a final order determining
24 the adopted amendment to be in compliance. If this plan amendment
25 is found not to be in compliance under the standards and procedures
26 set forth in Chapter 163, Part II, *Florida Statutes*, then this plan
27 amendment shall become effective only by further action by the City
28 Council. No development orders, development permits, or land uses
29 dependent on this amendment may be issued or commence before it has
30 become effective.

31 **Section 9. Disclaimer.** The amendment granted herein shall

1 **not** be construed as an exemption from any other applicable local,
2 state, or federal laws, regulations, requirements, permits or
3 approvals. All other applicable local, state or federal permits or
4 approvals shall be obtained before commencement of the development
5 or use and issuance of this amendment is based upon acknowledgement,
6 representation and confirmation made by the applicant(s), owner(s),
7 developer(s) and/or any authorized agent(s) or designee(s) that the
8 subject business, development and/or use will be operated in strict
9 compliance with all laws. Issuance of this amendment does **not** approve,
10 promote or condone any practice or act that is prohibited or
11 restricted by any federal, state or local laws.

12 **Section 10. Effective Date.** This Ordinance shall
13 become effective upon signature by the Mayor or upon becoming
14 effective without the Mayor's signature.

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16 Form Approved:

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18 /s/ Dylan Reingold

19 Office of General Counsel

20 Legislation Prepared By: Helena Parola

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