

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

4 **ORDINANCE 2025-483**

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 AGRICULTURE (AGR) TO LOW
9 DENSITY RESIDENTIAL (LDR) AND CONSERVATION (CSV),
10 ON APPROXIMATELY 344.60± ACRES LOCATED IN COUNCIL
11 DISTRICT 8 AT 0 BUTCH BAINE DRIVE, WEST OF
12 INTERSTATE-95 AND NORTH OF PECAN PARK ROAD (R.E.
13 NO(S). 019569-0000, 106123-0000 AND 108113-
14 0100), OWNED BY BACARDI BOTTLING CORPORATION, AS
15 MORE PARTICULARLY DESCRIBED HEREIN, INCLUDING A
16 REVISION TO THE DEVELOPMENT AREAS MAP, PURSUANT
17 TO APPLICATION NUMBER L-6018-25A; ADOPTING SIGN
18 POSTING PLAN; PROVIDING A DISCLAIMER THAT THE
19 AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED
20 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
21 PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
24 *Ordinance Code*, Application Number L-6018-25A, requesting a revision
25 to the Future Land Use Map series of the 2045 *Comprehensive Plan* to
26 change the future land use designation from Agriculture (AGR) to Low
27 Density Residential (LDR) and Conservation (CSV) has been filed by
28 T.R. Hainline, Esq., on behalf of the owner of certain real property
29 located in Council District 8, as more particularly described in
30 Section 2; and

31 **WHEREAS**, the City, by the adoption of Ordinance 2025-174-E,

1 approved this Large-Scale Amendment to the *2045 Comprehensive Plan*
2 for transmittal to the Florida Department of Commerce ("DOC")
3 (formerly the Department of Economic Opportunity), as the State Land
4 Planning Agency, and other required state agencies, for review and
5 comment; and

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

9 **WHEREAS**, the Planning and Development Department reviewed the
10 proposed revision and application, considered all comments received,
11 prepared a written report, and rendered an advisory recommendation
12 to the Council with respect to this proposed amendment; and

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

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

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

26 **WHEREAS**, the City Council further considered all oral and
27 written comments received during public hearings, including the data
28 and analysis portions of this proposed amendment to the *2045*
29 *Comprehensive Plan*, the recommendations of the Planning and
30 Development Department, the LPA, the LUZ Committee, and the comments,
31 if any, of the DOC and the other state reviewing agencies; and

1 **WHEREAS**, in the exercise of its authority, the City Council has
2 determined it necessary and desirable to adopt this proposed amendment
3 to the *2045 Comprehensive Plan* to preserve and enhance present
4 advantages, encourage the most appropriate use of land, water, and
5 resources consistent with the public interest, overcome present
6 deficiencies, and deal effectively with future problems which may
7 result from the use and development of land within the City of
8 Jacksonville; now, therefore

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

10 **Section 1. Purpose and Intent.** This Ordinance is adopted
11 to carry out the purpose and intent of, and exercise the authority
12 set out in, the Community Planning Act, Sections 163.3161 through
13 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as
14 amended.

15 **Section 2. Subject Property Location and Description.** The
16 approximately 344.60± acres are located in Council District 8 at 0
17 Butch Baine Drive, west of Interstate-95 and north of Pecan Park Road
18 (R.E. No(s). 019569-0000, 106123-0000 and 108113-0100), as more
19 particularly described in **Exhibit 1**, dated February 14, 2025, and
20 graphically depicted in **Exhibit 2**, both of which are attached hereto
21 and incorporated herein by this reference (the "Subject Property").

22 **Section 3. Owner and Applicant Description.** The Subject
23 Property is owned by Bacardi Bottling Corporation. The applicant is
24 T.R. Hainline, Esq., 1301 Riverplace Boulevard, Suite 1500,
25 Jacksonville, Florida, 32207; (904) 346-5531.

26 **Section 4. Adoption of Large-Scale Land Use Amendment.** The
27 City Council hereby adopts a proposed Large-Scale revision to the
28 Future Land Use Map series of the *2045 Comprehensive Plan* by changing
29 the Future Land Use designation of the Subject Property from
30 Agriculture (AGR) to Low Density Residential (LDR) and Conservation
31 (CSV), pursuant to Application Number L-6018-25A.

1 **Section 5. Development Areas Map.** The approval herein
2 includes a proposed revision to the Development Areas Map adopted as
3 Map 6 of the Future Land Use Map Series of the 2045 Comprehensive
4 Plan as depicted in **Exhibit 3**, attached hereto and incorporated herein
5 by this reference.

6 **Section 6. Adopting Sign Posting Plan Pursuant to Section**
7 **650.407(c)(3), Ordinance Code.** Pursuant to Section 650.407(c)(3),
8 *Ordinance Code*, the City Council hereby adopts the Sign Posting Plan
9 attached hereto as **Exhibit 4**, and finds that the mailed letters and
10 notices, and the Sign Posting Plan, have provided notice to all
11 affected property owners in compliance with all state and local laws
12 and regulations.

13 **Section 7. Applicability, Effect and Legal Status.** The
14 applicability and effect of the *2045 Comprehensive Plan*, as herein
15 amended, shall be as provided in the Community Planning Act, Sections
16 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All
17 development undertaken by, and all actions taken in regard to,
18 development orders by governmental agencies in regard to land which
19 is subject to the *2045 Comprehensive Plan*, as herein amended, shall
20 be consistent therewith as of the effective date of this amendment
21 to the plan.

22 **Section 8. Effective Date of this Plan Amendment.** Unless
23 this plan amendment is timely challenged under the procedures set
24 forth in Section 163.3184(3), *Florida Statutes*, this plan amendment
25 shall be effective thirty-one (31) days after DOC notifies the City
26 that the plan amendment or plan amendment package is complete. If
27 this plan amendment is timely challenged under Section 163.3184(3),
28 *Florida Statutes*, this plan amendment shall become effective when the
29 DOC or the Administration Commission enters a final order determining
30 the adopted amendment to be in compliance. If this plan amendment
31 is found not to be in compliance under the standards and procedures

1 set forth in Chapter 163, Part II, *Florida Statutes*, then this plan
2 amendment shall become effective only by further action by the City
3 Council. No development orders, development permits, or land uses
4 dependent on this amendment may be issued or commence before it has
5 become effective.

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

18 **Section 10. Effective Date.** This Ordinance shall become
19 effective upon signature by the Mayor or upon becoming effective
20 without the Mayor's signature.

21
22 Form Approved:

23
24 /s/ Dylan Reingold

25 Office of General Counsel

26 Legislation Prepared By: Susan Kelly

27 GC-#1698026-v1-2025-483_(L-6018_Adoption).docx