

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-713-E**

5 AN ORDINANCE TRANSMITTING A PROPOSED LARGE  
6 SCALE REVISION TO THE FUTURE LAND USE MAP  
7 SERIES OF THE 2030 COMPREHENSIVE PLAN TO  
8 CHANGE THE FUTURE LAND USE DESIGNATION FROM  
9 AGRICULTURE III (AGR-III) TO LIGHT INDUSTRIAL  
10 (LI) ON APPROXIMATELY 36.35± ACRES LOCATED IN  
11 COUNCIL DISTRICT 2 AT 0 NEW BERLIN ROAD,  
12 BETWEEN RINGNECK DRIVE AND ISLAND DRIVE, OWNED  
13 BY ST. JOHNS RIVER PARTNERS, LLC, AND  
14 JACKSONVILLE SISTERS, LLC, AS MORE  
15 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO  
16 APPLICATION NUMBER L-5386-19A, FOR TRANSMITTAL  
17 TO THE STATE OF FLORIDA'S VARIOUS AGENCIES FOR  
18 REVIEW; PROVIDING A DISCLAIMER THAT THE  
19 TRANSMITTAL GRANTED HEREIN SHALL NOT BE  
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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23 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
24 *Ordinance Code*, Application Number L-5386-19A requesting a revision  
25 to the Future Land Use Map series of the *2030 Comprehensive Plan* to  
26 change the future land use designation from Agriculture III (AGR-  
27 III) to Light Industrial (LI) has been filed by Curtis L. Hart, on  
28 behalf of St. Johns River Partners, LLC, and Jacksonville Sisters,  
29 LLC, the owners of certain real property located in Council  
30 District 2, as more particularly described in Section 2; and

31 **WHEREAS**, the Planning and Development Department reviewed the

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

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

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

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

1 Florida Department of Education, and the Department of Agriculture  
2 and Consumer Services; now, therefore

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

4 **Section 1. Purpose and Intent.** The Council hereby  
5 approves for transmittal to the various State agencies for review a  
6 proposed large scale revision to the Future Land Use Map series of  
7 the *2030 Comprehensive Plan* by changing the future land use  
8 designation from Agriculture III (AGR-III) to Light Industrial  
9 (LI), pursuant to Application Number L-5386-19A.

10 **Section 2. Subject Property Location and Description.**  
11 The approximately 36.35± acres are located in Council District 2 at  
12 0 New Berlin Road, between Ringneck Drive and Island Drive (R.E.  
13 Nos. 108433-0000 and 108433-0200), as more particularly described  
14 in **Exhibit 1**, dated June 17, 2019, and graphically depicted in  
15 **Exhibit 2**, both of which are **attached hereto** and incorporated  
16 herein by this reference (Subject Property).

17 **Section 3. Owner and Applicant Description.** The Subject  
18 Property is owned by St. Johns River Partners, LLC, and  
19 Jacksonville Sisters, LLC. The applicant is Curtis L. Hart, 8051  
20 Tara Lane, Jacksonville, Florida 32216; (904) 993-5008.

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

1 or act that is prohibited or restricted by any federal, state or  
2 local laws.

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

6 Form Approved:

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8                 /s/ Shannon K. Eller          

9 Office of General Counsel

10 Legislation Prepared by: Christopher Schoenig

11 GC-#1307491-v1-L-5386\_LS\_TRANS