

1 Introduced by the Land Use and Zoning Committee:

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3
4 **ORDINANCE 2022-337-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 LOW
10 DENSITY RESIDENTIAL (LDR) SUBJECT TO FUTURE LAND
11 USE ELEMENT (FLUE) SITE SPECIFIC POLICIES 4.4.11
12 AND 4.4.12 TO MULTI-USE (MU) SUBJECT TO FLUE
13 SITE SPECIFIC POLICY 4.3.22 ON APPROXIMATELY
14 6,174.21± ACRES LOCATED IN COUNCIL DISTRICT 11
15 AT 0 PHILIPS HIGHWAY, 0 J. TURNER BUTLER
16 BOULEVARD, 0 SOUTH HAMPTON RIDGE BOULEVARD AND
17 0 GRAND STREET, BETWEEN INTERSTATE-295 AND THE
18 ST. JOHNS COUNTY LINE (R.E. NOS. 167748-0000,
19 167762-0010, 167900-0020, 167900-0030, 167900-
20 0040, 167900-0050, 167900-0060, 167900-0070,
21 167900-0080, 167900-0090 AND 167900-0100),
22 OWNED BY BIG CREEK TIMBER, LLC, AS MORE
23 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO
24 APPLICATION NUMBER L-5673-22A; STRIKING AND
25 ADDING FLUE SITE SPECIFIC POLICIES; PROVIDING A
26 DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN
27 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
28 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
29 DATE.

30
31 **WHEREAS**, pursuant to the provisions of Section 650.402(b),

1 *Ordinance Code*, Application Number L-5673-22A requesting a revision
2 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
3 change the future land use designation from Low Density Residential
4 (LDR) subject to FLUE Site Specific Policies 4.4.11 and 4.4.12 to
5 Multi-Use (MU) subject to FLUE Site Specific Policy 4.3.22 has been
6 filed by Paul Harden, Esq., on behalf of the owner of certain real
7 property located in Council District 11, as more particularly
8 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 Low Density Residential (LDR) subject to FLUE Site Specific Policies
16 4.4.11 and 4.4.12 to Multi-Use (MU) subject to new FLUE Site Specific
17 Policy 4.3.22, pursuant to Application Number L-5673-22A.

18 **Section 2. Subject Property Location and Description.** The
19 approximately 6,174.21± acres are located in Council District 11 at
20 0 Philips Highway, 0 J. Turner Butler Boulevard, 0 South Hampton
21 Ridge Boulevard and 0 Grand Street, between Interstate-295 and the
22 St. Johns county line (R.E. Nos. 167748-0000, 167762-0010, 167900-
23 0020, 167900-0030, 167900-0040, 167900-0050, 167900-0060, 167900-
24 0070, 167900-0080, 167900-0090 and 167900-0100), as more particularly
25 described in **Exhibit 1**, dated February 14, 2022, and graphically
26 depicted in **Exhibit 2**, both of which are **attached hereto** and
27 incorporated herein by this reference (the "Subject Property").

28 **Section 3. Owner and Applicant Description.** The Subject
29 Property is owned by Big Creek Timber, LLC. The applicant is Paul
30 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,
31 Florida 32207; (904) 396-5731.

1 **Section 4. Site Specific Policies.** Included in this
2 transmittal to the various State agencies for review are the addition
3 of new Future Land Use Element (FLUE) Site Specific Policy 4.3.22 as
4 outlined in **Exhibit 3**, dated March 31, 2022, **attached hereto**, and the
5 repeal (strike) of FLUE Site Specific Policies 4.4.11 and 4.4.12 as
6 reflected in **Exhibit 4**, dated April 13, 2022, **attached hereto**.

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

19 **Section 6. Effective Date.** This Ordinance shall become
20 effective upon signature by the Mayor or upon becoming effective
21 without the Mayor's signature.

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23 Form Approved:

24
25 /s/ Mary E. Staffopoulos

26 Office of General Counsel

27 Legislation Prepared by: Krista Fogarty

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