

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-235**

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  
10 LIGHT INDUSTRIAL (LI) TO MULTI-USE (MU) SUBJECT  
11 TO REVISED FUTURE LAND USE ELEMENT (FLUE) SITE  
12 SPECIFIC POLICY 4.3.11 FOR THE NORTHWOOD  
13 REGIONAL ACTIVITY CENTER ON APPROXIMATELY  
14 754.26± ACRES LOCATED IN COUNCIL DISTRICT 7 AT  
15 0 ACREE ROAD, BETWEEN ACREE ROAD AND PLUMMER  
16 ROAD (R.E. NO. 002569-0010 (PORTION)), OWNED BY  
17 H & W TIMBER, LLC, AS MORE PARTICULARLY  
18 DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER  
19 L-5677-22A; INCLUDING PROPOSED AMENDMENTS TO  
20 SITE SPECIFIC POLICY 4.3.11 IN THE FUTURE LAND  
21 USE ELEMENT; PROVIDING A DISCLAIMER THAT THE  
22 TRANSMITTAL GRANTED HEREIN SHALL NOT BE  
23 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
24 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
25

26 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
27 *Ordinance Code*, Application Number L-5677-22A requesting a revision  
28 to the Future Land Use Map series of the *2030 Comprehensive Plan* to  
29 change the future land use designation from Light Industrial (LI) to  
30 Multi-Use (MU) subject to revised FLUE Site Specific Policy 4.3.11  
31 for the Northwood Regional Activity Center has been filed by Paul

1 Harden, Esq., on behalf of the owner of certain real property located  
2 in Council District 7, as more particularly described in Section 2;  
3 and

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

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

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

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

1 of Environmental Protection, the Florida Fish and Wildlife  
2 Conservation Commission, the Department of State's Bureau of Historic  
3 Preservation, the Florida Department of Education, and the Department  
4 of Agriculture and Consumer Services; now, therefore

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

6 **Section 1. Purpose and Intent.** The Council hereby approves  
7 for transmittal to the various State agencies for review a proposed  
8 large-scale revision to the Future Land Use Map series of the 2030  
9 *Comprehensive Plan* by changing the future land use designation from  
10 Light Industrial (LI) to Multi-Use (MU) subject to revised FLUE Site  
11 Specific Policy 4.3.11, pursuant to Application Number L-5677-22A.

12 **Section 2. Subject Property Location and Description.** The  
13 approximately 754.26± acres are located in Council District 7 at 0  
14 Acree Road, between Acree Road and Plummer Road (R.E. No. 002569-0010  
15 (portion)), as more particularly described in **Exhibit 1**, dated  
16 February 17, 2022, and graphically depicted in **Exhibit 2**, both of  
17 which are **attached hereto** and incorporated herein by this reference  
18 (the "Subject Property").

19 **Section 3. Owner and Applicant Description.** The Subject  
20 Property is owned by H & W Timber, LLC. The applicant is Paul Harden,  
21 Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida  
22 32207; (904) 396-5731.

23 **Section 4. Site Specific Policy.** Proposed amendments to  
24 Future Land Use Element (FLUE) Site Specific Policy 4.3.11 are  
25 included in this transmittal to the various State agencies for review  
26 as outlined in **Exhibit 3, attached hereto.**

27 **Section 5. Disclaimer.** The transmittal granted herein  
28 shall **not** be construed as an exemption from any other applicable  
29 local, state, or federal laws, regulations, requirements, permits or  
30 approvals. All other applicable local, state or federal permits or  
31 approvals shall be obtained before commencement of the development

1 or use and issuance of this transmittal is based upon acknowledgement,  
2 representation and confirmation made by the applicant(s), owner(s),  
3 developer(s) and/or any authorized agent(s) or designee(s) that the  
4 subject business, development and/or use will be operated in strict  
5 compliance with all laws. Issuance of this transmittal does **not**  
6 approve, promote or condone any practice or act that is prohibited  
7 or restricted by any federal, state or local laws.

8 **Section 6. Effective Date.** This Ordinance shall become  
9 effective upon signature by the Mayor or upon becoming effective  
10 without the Mayor's signature.

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12 Form Approved:

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14           /s/ Mary E. Staffopoulos          

15 Office of General Counsel

16 Legislation Prepared by: Helena Parola

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