

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

4 **ORDINANCE 2024-716-E**

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) AND PUBLIC  
9 BUILDINGS AND FACILITIES (PBF) TO LIGHT  
10 INDUSTRIAL (LI) ON APPROXIMATELY 229.01± ACRES  
11 LOCATED IN COUNCIL DISTRICT 8 AT 0 PECAN PARK  
12 ROAD AND 0 ARNOLD ROAD, BETWEEN ARNOLD ROAD AND  
13 JACKSONVILLE INTERNATIONAL AIRPORT (R.E. NOS.  
14 019583-0000 AND 019606-0000 (PORTION)), OWNED BY  
15 SUBEMA, LLC, AS MORE PARTICULARLY DESCRIBED  
16 HEREIN, PURSUANT TO APPLICATION NUMBER L-5872-  
17 23A; PROVIDING A DISCLAIMER THAT THE AMENDMENT  
18 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
19 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
20 PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
23 *Ordinance Code*, Application Number L-5872-23A, requesting a revision  
24 to the Future Land Use Map series of the 2045 *Comprehensive Plan* to  
25 change the future land use designation from Agriculture (AGR) and  
26 Public Buildings and Facilities (PBF) to Light Industrial (LI) has  
27 been filed by Cyndy Trimmer, Esq. on behalf of the owners of certain  
28 real property located in Council District 8, as more particularly  
29 described in Section 2; and

30 **WHEREAS**, the City, by the adoption of Ordinance 2023-821-E,  
31 approved this Large-Scale Amendment to the 2045 *Comprehensive Plan*

1 for transmittal to the Florida Department of Commerce ("DOC")  
2 (formerly the Department of Economic Opportunity), as the State Land  
3 Planning Agency, and other required state agencies, for review and  
4 comment; and

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

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

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

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

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

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

31 **WHEREAS**, in the exercise of its authority, the City Council has

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

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

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

14 **Section 2. Subject Property Location and Description.** The  
15 approximately 229.01± acres are located in Council District 8 at 0  
16 Pecan Park Road and 0 Arnold Road, between Arnold Road and  
17 Jacksonville International Airport (R.E. Nos. 019583-0000 and 019606-  
18 0000 (portion)), as more particularly described in **Exhibit 1**, dated  
19 September 6, 2023, and graphically depicted in **Exhibit 2**, both of  
20 which are attached hereto and incorporated herein by this reference  
21 (the "Subject Property").

22 **Section 3. Owner and Applicant Description.** The Subject  
23 Property is owned by Subema, LLC. The applicant is Cyndy Trimmer,  
24 Esq., One Independent Drive, Suite 1200, Jacksonville, Florida,  
25 32202; (904) 807-0185.

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) and Public Buildings and Facilities (PBF) to Light  
31 Industrial (LI), pursuant to Application Number L-5872-23A.

1           **Section 5.           Applicability, Effect and Legal Status.**    The  
2 applicability and effect of the *2045 Comprehensive Plan*, as herein  
3 amended, shall be as provided in the Community Planning Act, Sections  
4 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
5 development undertaken by, and all actions taken in regard to,  
6 development orders by governmental agencies in regard to land which  
7 is subject to the *2045 Comprehensive Plan*, as herein amended, shall  
8 be consistent therewith as of the effective date of this amendment  
9 to the plan.

10           **Section 6.           Effective Date of this Plan Amendment.**    Unless  
11 this plan amendment is timely challenged under the procedures set  
12 forth in Section 163.3184(3), *Florida Statutes*, this plan amendment  
13 shall be effective thirty-one (31) days after DOC notifies the City  
14 that the plan amendment or plan amendment package is complete. If  
15 this plan amendment is timely challenged under Section 163.3184(3),  
16 *Florida Statutes*, this plan amendment shall become effective when the  
17 DOC or the Administration Commission enters a final order determining  
18 the adopted amendment to be in compliance. If this plan amendment  
19 is found not to be in compliance under the standards and procedures  
20 set forth in Chapter 163, Part II, *Florida Statutes*, then this plan  
21 amendment shall become effective only by further action by the City  
22 Council. No development orders, development permits, or land uses  
23 dependent on this amendment may be issued or commence before it has  
24 become effective.

25           **Section 7.           Disclaimer.**    The amendment granted herein shall  
26 **not** be construed as an exemption from any other applicable local,  
27 state, or federal laws, regulations, requirements, permits or  
28 approvals. All other applicable local, state or federal permits or  
29 approvals shall be obtained before commencement of the development  
30 or use and issuance of this amendment is based upon acknowledgement,  
31 representation and confirmation made by the applicant(s), owner(s),

1 developer(s) and/or any authorized agent(s) or designee(s) that the  
2 subject business, development and/or use will be operated in strict  
3 compliance with all laws. Issuance of this amendment does **not** approve,  
4 promote or condone any practice or act that is prohibited or  
5 restricted by any federal, state or local laws.

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

9

10 Form Approved:

11

12 Dylan Reingold

13 Office of General Counsel

14 Legislation Prepared By: Helena Parola

15 GC-#1646539-v1-2024-716\_(L-5872).docx