

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-866**

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 PUBLIC BUILDINGS AND FACILITIES (PBF) TO
11 BUSINESS PARK (BP) ON APPROXIMATELY 79.23± ACRES
12 LOCATED IN COUNCIL DISTRICT 2 AT 855 ST. JOHNS
13 BLUFF ROAD NORTH, BETWEEN ST. JOHNS BLUFF ROAD
14 NORTH AND ATLANTIC BOULEVARD (R.E. NO. 162105-
15 0000 (PORTION)), OWNED BY THE JACKSONVILLE
16 AVIATION AUTHORITY, A BODY POLITIC AND CORPORATE
17 (FORMERLY KNOWN AS THE JACKSONVILLE AIRPORT
18 AUTHORITY), AS MORE PARTICULARLY DESCRIBED
19 HEREIN, PURSUANT TO APPLICATION NUMBER L-5622-
20 21A; PROVIDING A DISCLAIMER THAT THE TRANSMITTAL
21 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
22 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
23 PROVIDING AN EFFECTIVE DATE.

24
25 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
26 *Ordinance Code*, Application Number L-5622-21A requesting a revision
27 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
28 change the future land use designation from Public Buildings and
29 Facilities (PBF) to Business Park (BP), has been filed by Blair
30 Knighting, on behalf of the Jacksonville Aviation Authority, a body
31 politic and corporate (formerly known as the Jacksonville Airport

1 Authority), the owner of certain real property located in Council
2 District 2, as more particularly described in Section 2; and

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

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

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

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

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

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

5 **Section 1. Purpose and Intent.** The Council hereby approves
6 for transmittal to the various State agencies for review a proposed
7 large scale revision to the Future Land Use Map series of the *2030*
8 *Comprehensive Plan* by changing the future land use designation from
9 Public Buildings and Facilities (PBF) to Business Park (BP), pursuant
10 to Application Number L-5622-21A.

11 **Section 2. Subject Property Location and Description.** The
12 approximately 79.23± acres are in Council District 2, at 855 St.
13 Johns Bluff Road North (R.E. No. 162105-0000 (portion)), between St.
14 Johns Bluff Road North and Atlantic Boulevard, as more particularly
15 described in **Exhibit 1**, dated September 30, 2021, and graphically
16 depicted in **Exhibit 2**, both of which are **attached hereto** and
17 incorporated herein by this reference (the "Subject Property").

18 **Section 3. Owner and Applicant Description.** The Subject
19 Property is owned by the Jacksonville Aviation Authority, a body
20 politic and corporate (formerly known as the Jacksonville Airport
21 Authority) as described in the application on file in the Planning
22 and Development Department. The applicant is Blair Knighting, 12740
23 Gran Bay Parkway West, Suite 2350, Jacksonville, Florida 32258; (904)
24 828-3917.

25 **Section 4. Disclaimer.** The transmittal granted herein
26 shall **not** be construed as an exemption from any other applicable
27 local, 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 transmittal 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 transmittal does **not**
4 approve, promote or condone any practice or act that is prohibited
5 or restricted by any federal, state or local laws.

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

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10 Form Approved:

11
12 /s/ Mary E. Staffopoulos

13 Office of General Counsel

14 Legislation Prepared by: Krista Fogarty

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