

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-67**

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), COMMUNITY/GENERAL
11 COMMERCIAL (CGC) AND MEDIUM DENSITY RESIDENTIAL
12 (MDR) TO CONSERVATION (CSV) ON APPROXIMATELY
13 15.54± ACRES LOCATED IN COUNCIL DISTRICT 8 AT 0
14 BROWARD ROAD, BETWEEN ISLAND POINT DRIVE AND
15 CLARK ROAD, OWNED BY TROUT RIVER LAND HOLDINGS,
16 LLC, AS MORE PARTICULARLY DESCRIBED HEREIN,
17 PURSUANT TO APPLICATION NUMBER L-5515-21A;
18 PROVIDING A DISCLAIMER THAT THE TRANSMITTAL
19 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
20 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
21 PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
24 *Ordinance Code*, Application Number L-5515-21A 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 Low Density Residential
27 (LDR), Community/General Commercial (CGC) and Medium Density
28 Residential (MDR) to Conservation (CSV) has been filed by the City
29 of Jacksonville, on behalf of Trout River Land Holdings, LLC, the
30 owner of certain real property located in Council District 8, as more
31 particularly described in Section 2; and

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

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

1 of Agriculture and Consumer Services; now, therefore

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

3 **Section 1. Purpose and Intent.** The Council hereby approves
4 for transmittal to the various State agencies for review a proposed
5 large scale revision to the Future Land Use Map series of the 2030
6 *Comprehensive Plan* by changing the future land use designation from
7 Low Density Residential (LDR), Community/General Commercial (CGC) and
8 Medium Density Residential (MDR) to Conservation (CSV), pursuant to
9 Application Number L-5515-21A.

10 **Section 2. Subject Property Location and Description.** The
11 approximately 15.54± acres are located in Council District 8, at 0
12 Broward Road, between Island Point Drive and Clark Road (R.E. No.
13 022159-0000 (portion)), as more particularly described in **Exhibit 1**,
14 dated January 11, 2021, and graphically depicted in **Exhibit 2**, both
15 of which are **attached hereto** and incorporated herein by this reference
16 (Subject Property).

17 **Section 3. Owner and Applicant Description.** The Subject
18 Property is owned by Trout River Land Holdings, LLC. The applicant
19 is the City of Jacksonville, 214 North Hogan Street, Suite 300,
20 Jacksonville, Florida 32202; (904) 255-7800.

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 or
24 approvals. All other applicable local, state or federal permits or
25 approvals shall be obtained before commencement of the development
26 or use and issuance of this transmittal is based upon acknowledgement,
27 representation and confirmation made by the applicant(s), owner(s),
28 developer(s) and/or any authorized agent(s) or designee(s) that the
29 subject business, development and/or use will be operated in strict
30 compliance with all laws. Issuance of this transmittal does **not**
31 approve, promote or condone any practice or act that is prohibited

1 or restricted by any federal, state or local laws.

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

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6 Form Approved:

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8 /s/ Shannon K. Eller

9 Office of General Counsel

10 Legislation Prepared by: Susan Kelly

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