

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-134**

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 MEDIUM DENSITY  
11 RESIDENTIAL (MDR) ON APPROXIMATELY 93.72± ACRES  
12 LOCATED IN COUNCIL DISTRICT 7 AT 0 MAIN STREET  
13 NORTH, BETWEEN PECAN PARK ROAD AND MAX LEGGETT  
14 PARKWAY, OWNED BY PECAN PARK/MAIN STREET, LLC,  
15 ET AL., AS MORE PARTICULARLY DESCRIBED HEREIN,  
16 PURSUANT TO APPLICATION NUMBER L-5520-21A;  
17 PROVIDING A DISCLAIMER THAT THE TRANSMITTAL  
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-5520-21A requesting a revision  
24 to the Future Land Use Map series of the *2030 Comprehensive Plan* to  
25 change the future land use designation from Light Industrial (LI) to  
26 Medium Density Residential (MDR) has been filed by Paul M. Harden,  
27 Esq., on behalf of Pecan Park/Main Street, LLC, et al., the owners  
28 of certain real property located in Council District 7, as more  
29 particularly described in Section 2; and

30 **WHEREAS**, the Planning and Development Department reviewed the  
31 proposed revision and application, held a public information workshop

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

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

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

16 **WHEREAS**, the City Council held a public hearing on this proposed  
17 amendment with public notice having been provided, pursuant to Section  
18 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*  
19 *Code*, and having considered all written and oral comments received  
20 during the public hearing, the recommendations of the Planning and  
21 Development Department, the LPA, and the LUZ Committee, desires to  
22 transmit this proposed amendment through the State's Expedited State  
23 Review Process for amendment review to the Florida Department of  
24 Economic Opportunity, as the State Land Planning Agency, the Northeast  
25 Florida Regional Council, the Florida Department of Transportation,  
26 the St. Johns River Water Management District, the Florida Department  
27 of Environmental Protection, the Florida Fish and Wildlife  
28 Conservation Commission, the Department of State's Bureau of Historic  
29 Preservation, the Florida Department of Education, and the Department  
30 of Agriculture and Consumer Services; now, therefore

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

1           **Section 1.           Purpose and Intent.** The Council hereby approves  
2 for transmittal to the various State agencies for review a proposed  
3 large scale revision to the Future Land Use Map series of the *2030*  
4 *Comprehensive Plan* by changing the future land use designation from  
5 Light Industrial (LI) to Medium Density Residential (MDR), pursuant  
6 to Application Number L-5520-21A.

7           **Section 2.           Subject Property Location and Description.** The  
8 approximately 93.72± acres are in Council District 7, at 0 Main Street  
9 North, between Pecan Park Road and Max Leggett Parkway, as more  
10 particularly described in **Exhibit 1**, dated January 20, 2021, and  
11 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
12 and incorporated herein by this reference (Subject Property).

13           **Section 3.           Owner and Applicant Description.** The Subject  
14 Property is owned by Pecan Park/Main Street, LLC, et al., as described  
15 in the application on file in the Planning and Development Department.  
16 The applicant is Paul M. Harden, Esq., 501 Riverside Avenue, Suite  
17 901, Jacksonville, Florida 32202; (904) 396-5731.

18           **Section 4.           Disclaimer.** The transmittal granted herein  
19 shall **not** be construed as an exemption from any other applicable  
20 local, state, or federal laws, regulations, requirements, permits or  
21 approvals. All other applicable local, state or federal permits or  
22 approvals shall be obtained before commencement of the development  
23 or use and issuance of this transmittal is based upon acknowledgement,  
24 representation and confirmation made by the applicant(s), owner(s),  
25 developer(s) and/or any authorized agent(s) or designee(s) that the  
26 subject business, development and/or use will be operated in strict  
27 compliance with all laws. Issuance of this transmittal does **not**  
28 approve, promote or condone any practice or act that is prohibited  
29 or restricted by any federal, state or local laws.

30           **Section 5.           Effective Date.** This Ordinance shall become  
31 effective upon signature by the Mayor or upon becoming effective

1 without the Mayor's signature.

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3 Form Approved:

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5  /s/ Shannon K. Eller

6 Office of General Counsel

7 Legislation Prepared by: Kristen Reed

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