

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-338**

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 RURAL RESIDENTIAL (RR) IN THE RURAL DEVELOPMENT  
11 AREA TO LOW DENSITY RESIDENTIAL (LDR) IN THE  
12 SUBURBAN DEVELOPMENT AREA ON APPROXIMATELY  
13 25.00± ACRES LOCATED IN COUNCIL DISTRICT 2 AT  
14 3915 STARRATT ROAD AND 3917 STARRATT ROAD,  
15 BETWEEN TIKI LANE AND GROVER ROAD (R.E. NOS.  
16 108093-0010 AND 108094-0000), OWNED BY KATIE  
17 COVE DEVELOPMENT, INC., AS MORE PARTICULARLY  
18 DESCRIBED HEREIN, INCLUDING A REVISION TO THE  
19 DEVELOPMENT AREAS MAP, PURSUANT TO APPLICATION  
20 NUMBER L-5691-22A; PROVIDING A DISCLAIMER THAT  
21 THE TRANSMITTAL GRANTED HEREIN SHALL NOT BE  
22 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
23 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

24  
25 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
26 *Ordinance Code*, Application Number L-5691-22A 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 Rural Residential (RR)  
29 in the Rural Development Area to Low Density Residential (LDR) in the  
30 Suburban Development Area has been filed by Curtis Hart on behalf of  
31 the owner of certain real property located in Council District 2, as

1 more particularly described in Section 2; and

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

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

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

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

1 Preservation, the Florida Department of Education, and the Department  
2 of Agriculture and Consumer Services; now, therefore

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

4 **Section 1. Purpose and Intent.** The Council hereby approves  
5 for transmittal to the various State agencies for review a proposed  
6 large-scale revision to the Future Land Use Map series of the *2030*  
7 *Comprehensive Plan* by changing the future land use designation from  
8 Rural Residential (RR) in the Rural Development Area to Low Density  
9 Residential (LDR) in the Suburban Development Area, pursuant to  
10 Application Number L-5691-22A.

11 **Section 2. Subject Property Location and Description.** The  
12 approximately 25.00± acres are located in Council District 2 at 3915  
13 Starratt Road and 3917 Starratt Road, between Tiki Lane and Grover  
14 Road (R.E. Nos. 108093-0010 and 108094-0000), as more particularly  
15 described in **Exhibit 1**, dated March 10, 2022, and graphically depicted  
16 in **Exhibit 2**, both of which are **attached hereto** and incorporated  
17 herein by this reference (the "Subject Property").

18 **Section 3. Owner and Applicant Description.** The Subject  
19 Property is owned by Katie Cove Development, Inc. The applicant is  
20 Curtis Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904) 993-  
21 5008.

22 **Section 4. Development Areas Map.** This transmittal  
23 includes a proposed revision to the Development Areas Map adopted as  
24 Future Land Use Element Map L-21, Transportation Element Map T-4 and  
25 Capital Improvements Element Map C-1 of the *2030 Comprehensive Plan*,  
26 as depicted 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: Abigail Trout

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