

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-257**

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 *2045 COMPREHENSIVE PLAN* TO  
9 CHANGE THE FUTURE LAND USE DESIGNATION FROM  
10 AGRICULTURE-III (AGR-III) TO LIGHT INDUSTRIAL  
11 (LI) ON APPROXIMATELY 101.87± ACRES LOCATED IN  
12 COUNCIL DISTRICT 8 AT 0 GARDEN STREET, BETWEEN  
13 PAXTON ROAD AND IMESON ROAD (R.E. NO. 003999-  
14 0800), OWNED BY EDWARD ELIAS AND RIMA ELIAS, AS  
15 MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO  
16 APPLICATION NUMBER L-5803-23A; PROVIDING A  
17 DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN  
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
20 DATE.  
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22 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
23 *Ordinance Code*, Application Number L-5803-23A, 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-III (AGR-III)  
26 to Light Industrial (LI), has been filed by Jason Gabriel, Esq., on  
27 behalf of the owners of certain real property located in Council  
28 District 8, as more particularly described in Section 2; and

29 **WHEREAS**, the Planning and Development Department reviewed the  
30 proposed revision and application, held a public information workshop  
31 on this proposed amendment to the *2045 Comprehensive Plan*, with due

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

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

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

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

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

31 **Section 1. Purpose and Intent.** The Council hereby approves

1 for transmittal to the various State agencies for review a proposed  
2 large-scale revision to the Future Land Use Map series of the 2045  
3 *Comprehensive Plan* by changing the future land use designation of  
4 certain real property from Agriculture-III (AGR-III) to Light  
5 Industrial (LI), pursuant to Application Number L-5803-23A.

6 **Section 2. Subject Property Location and Description.** The  
7 approximately 101.87± acres are located in Council District 8 at 0  
8 Garden Street, between Paxton Road and Imeson Road (R.E. No. 003999-  
9 0800), as more particularly described in **Exhibit 1**, dated February  
10 17, 2023, and graphically depicted in **Exhibit 2**, both of which are  
11 attached hereto and incorporated herein by this reference (the  
12 "Subject Property").

13 **Section 3. Owner and Applicant Description.** The Subject  
14 Property is owned by Edward Elias and Rima Elias. The applicant is  
15 Jason Gabriel, Esq., 50 North Laura Street, Suite 3000, Jacksonville,  
16 Florida 32202; (904) 232-7211.

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

29 **Section 5. Effective Date.** This Ordinance shall become  
30 effective upon signature by the Mayor or upon becoming effective  
31 without the Mayor's signature.

1 Form Approved:

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3           /s/  Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared by: Eric Hinton

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