

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-407**

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 (AGR) IN THE RURAL DEVELOPMENT AREA
11 TO LOW DENSITY RESIDENTIAL (LDR) IN THE SUBURBAN
12 DEVELOPMENT AREA ON APPROXIMATELY 37.33± ACRES
13 LOCATED IN COUNCIL DISTRICT 12 AT 0 YELLOW WATER
14 ROAD, BETWEEN BELL ESTATES ROAD AND YELLOW WATER
15 LANE (R.E. NO. 002272-0030), AS MORE
16 PARTICULARLY DESCRIBED HEREIN, OWNED BY JOHN
17 BENTON, AS TRUSTEE OF THE YELLOW WATER LAND
18 TRUST UNDER THE PROVISIONS OF A TRUST AGREEMENT
19 DATED JUNE 10, 1995, INCLUDING A REVISION TO THE
20 DEVELOPMENT AREAS MAP, PURSUANT TO APPLICATION
21 NUMBER L-5717-22A; PROVIDING A DISCLAIMER THAT
22 THE TRANSMITTAL GRANTED HEREIN SHALL NOT BE
23 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
24 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

25
26 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
27 *Ordinance Code*, Application Number L-5717-22A requesting a revision
28 to the Future Land Use Map series of the *2045 Comprehensive Plan* to
29 change the future land use designation from Agriculture (AGR) in the
30 Rural Development Area to Low Density Residential (LDR) in the
31 Suburban Development Area has been filed by Cyndy Trimmer, Esq. on

1 behalf of the owner of certain real property located in Council
2 District 12, 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 *2045 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, the Department of
3 Agriculture and Consumer Services, and to the commanding officers of
4 Naval Air Station Jacksonville, Marine Corps Support Facility - Blount
5 Island, Outlying Land Field Whitehouse, and Naval Station Mayport;
6 now, therefore

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

8 **Section 1. Purpose and Intent.** The Council hereby approves
9 for transmittal to the various State agencies for review a proposed
10 large-scale revision to the Future Land Use Map series of the *2045*
11 *Comprehensive Plan* by changing the future land use designation from
12 Agriculture (AGR) in the Rural Development Area to Low Density
13 Residential (LDR) in the Suburban Development Area, pursuant to
14 Application Number L-5717-22A.

15 **Section 2. Subject Property Location and Description.** The
16 approximately 37.33± acres are located in Council District 12 at 0
17 Yellow Water Road, between Bell Estates Road and Yellow Water Lane
18 (R.E. No. 002272-0030), as more particularly described in **Exhibit 1**,
19 dated April 29, 2022, and graphically depicted in **Exhibit 2**, both of
20 which are attached hereto and incorporated herein by this reference
21 (the "Subject Property").

22 **Section 3. Owner and Applicant Description.** The Subject
23 Property is owned by John Benton, as Trustee of the Yellow Water Land
24 Trust Under the Provisions of a Trust Agreement dated June 10, 1995.
25 The applicant is Cyndy Trimmer, Esq., One Independent Drive, Suite
26 1200, Jacksonville, Florida 32202; (904) 807-0185.

27 **Section 4. Development Areas Map.** This transmittal
28 includes a proposed revision to the Development Areas Map adopted as
29 Map 6 of the Future Land Use Map Series of the *2045 Comprehensive*
30 *Plan*, as depicted in **Exhibit 3**, attached hereto.

31 **Section 5. Disclaimer.** The transmittal granted herein

