

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-479**

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 LIGHT INDUSTRIAL (LI) AND CONSERVATION (CSV)
12 IN THE SUBURBAN DEVELOPMENT AREA ON
13 APPROXIMATELY 200.00± ACRES LOCATED IN COUNCIL
14 DISTRICT 8 AT 0 ARNOLD ROAD, BETWEEN LANNIE ROAD
15 AND ARNOLD ROAD (R.E. NO. 019608-0050), AS MORE
16 PARTICULARLY DESCRIBED HEREIN, OWNED BY KATHY L.
17 KITE, INCLUDING A REVISION TO THE DEVELOPMENT
18 AREAS MAP, PURSUANT TO APPLICATION NUMBER L-
19 5825-23A; PROVIDING A DISCLAIMER THAT THE
20 TRANSMITTAL GRANTED HEREIN SHALL NOT BE
21 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
22 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
23

24 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
25 *Ordinance Code*, Application Number L-5825-23A requesting a revision
26 to the Future Land Use Map series of the *2045 Comprehensive Plan* to
27 change the future land use designation from Agriculture (AGR) in the
28 Rural Development Area to Light Industrial (LI) and Conservation
29 (CSV) in the Suburban Development Area has been filed by Paul Harden,
30 Esq., on behalf of the owner of certain real property located in
31 Council District 8, as more 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 *2045 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, the Department of

1 Agriculture and Consumer Services, and to the commanding officers of
2 Naval Air Station Jacksonville, Marine Corps Support Facility - Blount
3 Island, Outlying Land Field Whitehouse, and Naval Station Mayport;
4 now, therefore

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

6 **Section 1. Purpose and Intent.** The Council hereby approves
7 for transmittal to the various State agencies for review a proposed
8 large-scale revision to the Future Land Use Map series of the *2045*
9 *Comprehensive Plan* by changing the future land use designation from
10 Agriculture (AGR) in the Rural Development Area to Light Industrial
11 (LI) and Conservation (CSV) in the Suburban Development Area, pursuant
12 to Application Number L-5825-23A.

13 **Section 2. Subject Property Location and Description.** The
14 approximately 200.00± acres are located in Council District 8 at 0
15 Arnold Road, between Lannie Road and Arnold Road (R.E. No. 019608-
16 0050), as more particularly described in **Exhibit 1**, dated July 14,
17 2023, and graphically depicted in **Exhibit 2**, both of which are
18 attached hereto and incorporated herein by this reference (the
19 "Subject Property").

20 **Section 3. Owner and Applicant Description.** The Subject
21 Property is owned by Kathy L. Kite. The applicant is Paul Harden,
22 Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida
23 32207; (904) 396-5731.

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

28 **Section 5. Disclaimer.** The transmittal granted herein
29 shall **not** be construed as an exemption from any other applicable
30 local, state, or federal laws, regulations, requirements, permits or
31 approvals. All other applicable local, state or federal permits or

1 approvals shall be obtained before commencement of the development
2 or use and issuance of this transmittal is based upon acknowledgement,
3 representation and confirmation made by the applicant(s), owner(s),
4 developer(s) and/or any authorized agent(s) or designee(s) that the
5 subject business, development and/or use will be operated in strict
6 compliance with all laws. Issuance of this transmittal does **not**
7 approve, promote or condone any practice or act that is prohibited
8 or restricted by any federal, state or local laws.

9 **Section 6. Effective Date.** This Ordinance shall become
10 effective upon signature by the Mayor or upon becoming effective
11 without the Mayor's signature.

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13 Form Approved:

14
15 /s/ Shannon K. Eller

16 Office of General Counsel

17 Legislation Prepared by: Marcus Salley

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