

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-787**

5 AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO  
6 THE FUTURE LAND USE MAP SERIES OF THE 2045  
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND  
8 USE DESIGNATION FROM AGRICULTURE (AGR) TO LIGHT  
9 INDUSTRIAL (LI) ON APPROXIMATELY 38.47± ACRES  
10 LOCATED IN COUNCIL DISTRICT 12 AT 0 MONCRIEF ROAD  
11 W. AND 6739 UTSEY ROAD, BETWEEN GARDEN STREET,  
12 IMESON ROAD, UTSEY ROAD AND MONCRIEF ROAD W.  
13 (R.E. NO(S). 002966-0000 AND 002942-0000), OWNED  
14 BY STONE MOUNTAIN INDUSTRIAL PARK, INC. AND TOPO  
15 CHICO, LLC, AS MORE PARTICULARLY DESCRIBED  
16 HEREIN, PURSUANT TO APPLICATION NUMBER  
17 L-5971-24C; PROVIDING A DISCLAIMER THAT THE  
18 AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED  
19 AS AN 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*, and Section 163.3187(1), *Florida Statutes*, an  
24 application for a proposed Small-Scale Amendment to the Future Land  
25 Use Map series (FLUMs) of the *2045 Comprehensive Plan* to change the  
26 Future Land Use designation from Agriculture (AGR) to Light Industrial  
27 (LI) on 38.47± acres of certain real property in Council District 12  
28 was filed by Cyndy Trimmer, Esq., on behalf of the owners, Stone  
29 Mountain Industrial Park, Inc. and Topo Chico, LLC; and

30 **WHEREAS**, the Planning and Development Department reviewed the  
31 proposed revision and application and has prepared a written report

1 and rendered an advisory recommendation to the City Council with  
2 respect to the proposed amendment; and

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

8 **WHEREAS**, the Land Use and Zoning (LUZ) Committee of the City  
9 Council held a public hearing on this proposed amendment to the *2045*  
10 *Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*,  
11 considered all written and oral comments received during the public  
12 hearing, and has made its recommendation to the City Council; and

13 **WHEREAS**, the City Council held a public hearing on this  
14 proposed amendment, with public notice having been provided, pursuant  
15 to Section 163.3187, *Florida Statutes*, and Chapter 650, Part 4,  
16 *Ordinance Code*, and considered all oral and written comments received  
17 during public hearings, including the data and analysis portions of  
18 this proposed amendment to the *2045 Comprehensive Plan* and the  
19 recommendations of the Planning and Development Department, the  
20 Planning Commission and the LUZ Committee; and

21 **WHEREAS**, in the exercise of its authority, the City Council  
22 has determined it necessary and desirable to adopt this proposed  
23 amendment to the *2045 Comprehensive Plan* to preserve and enhance  
24 present advantages, encourage the most appropriate use of land, water,  
25 and resources consistent with the public interest, overcome present  
26 deficiencies, and deal effectively with future problems which may  
27 result from the use and development of land within the City of  
28 Jacksonville; now therefore

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

30 **Section 1. Purpose and Intent.** This Ordinance is adopted  
31 to carry out the purpose and intent of, and exercise the authority

1 set out in, the Community Planning Act, Sections 163.3161 through  
2 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
3 amended.

4       **Section 2. Subject Property Location and Description.** The  
5 approximately 38.47± acres are located in Council District 12 at 0  
6 Moncrief Road W. and 6739 Utsey Road, between Garden Street, Imeson  
7 Road, Utsey Road and Moncrief Road W. (R.E. No(s). 002966-0000 and  
8 002942-0000), as more particularly described in **Exhibit 1**, dated  
9 September 4, 2024, and graphically depicted in **Exhibit 2**, both  
10 attached hereto and incorporated herein by this reference (the  
11 "Subject Property").

12       **Section 3. Owner and Applicant Description.** The Subject  
13 Property is owned by Stone Mountain Industrial Park, Inc. and Topo  
14 Chico, LLC. The applicant is Cyndy Trimmer, Esq., 1 Independent Drive,  
15 Suite 1200, Jacksonville, Florida, 32202; (904) 807-0185.

16       **Section 4. Adoption of Small-Scale Land Use Amendment.** The  
17 City Council hereby adopts a proposed Small-Scale revision to the  
18 Future Land Use Map series of the *2045 Comprehensive Plan* by changing  
19 the Future Land Use Map designation of the Subject Property from  
20 Agriculture (AGR) to Light Industrial (LI), pursuant to Application  
21 Number L-5971-24C.

22       **Section 5. Applicability, Effect and Legal Status.** The  
23 applicability and effect of the *2045 Comprehensive Plan*, as herein  
24 amended, shall be as provided in the Community Planning Act, Sections  
25 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
26 development undertaken by, and all actions taken in regard to  
27 development orders by governmental agencies in regard to land which  
28 is subject to the *2045 Comprehensive Plan*, as herein amended, shall  
29 be consistent therewith as of the effective date of this amendment  
30 to the plan.

31       **Section 6. Effective Date of this Plan Amendment.**

1 (a) If the amendment meets the criteria of Section 163.3187,  
2 *Florida Statutes*, as amended, and is not challenged, the effective  
3 date of this plan amendment shall be thirty-one (31) days after  
4 adoption.

5 (b) If challenged within thirty (30) days after adoption, the  
6 plan amendment shall not become effective until the state land  
7 planning agency or the Administration Commission, respectively, issue  
8 a final order determining the adopted Small-Scale Amendment to be in  
9 compliance.

10 **Section 7. Disclaimer.** The amendment granted herein shall  
11 **not** be construed as an exemption from any other applicable local,  
12 state, or federal laws, regulations, requirements, permits or  
13 approvals. All other applicable local, state or federal permits or  
14 approvals shall be obtained before commencement of the development  
15 or use, and issuance of this amendment is based upon acknowledgement,  
16 representation and confirmation made by the applicant(s), owner(s),  
17 developer(s) and/or any authorized agent(s) or designee(s) that the  
18 subject business, development and/or use will be operated in strict  
19 compliance with all laws. Issuance of this amendment does **not** approve,  
20 promote or condone any practice or act that is prohibited or  
21 restricted by any federal, state or local laws.

22 **Section 8. Effective Date.** This Ordinance shall become  
23 effective upon signature by the Mayor or upon becoming effective  
24 without the Mayor's signature.

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26 Form Approved:

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28           /s/ Dylan Reingold          

29 Office of General Counsel

30 Legislation Prepared By: Susan Kelly

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