

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-680**

5 AN ORDINANCE TRANSMITTING A PROPOSED LARGE
6 SCALE REVISION TO THE FUTURE LAND USE MAP
7 SERIES OF THE 2030 COMPREHENSIVE PLAN TO
8 CHANGE THE FUTURE LAND USE DESIGNATION FROM
9 LIGHT INDUSTRIAL (LI) TO RECREATION AND OPEN
10 SPACE (ROS) ON APPROXIMATELY 16.11± ACRES
11 LOCATED IN COUNCIL DISTRICT 12 AT 0 BEAVER
12 STREET WEST, BETWEEN ZEPHYR DAIRY DRIVE AND
13 OTIS ROAD, OWNED BY R AND J OF DUVAL, LLC, AS
14 MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT
15 TO APPLICATION NUMBER L-5367-19A, FOR
16 TRANSMITTAL TO THE STATE OF FLORIDA'S VARIOUS
17 AGENCIES FOR REVIEW; PROVIDING A DISCLAIMER
18 THAT THE TRANSMITTAL GRANTED HEREIN SHALL NOT
19 BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

21
22 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
23 *Ordinance Code*, Application Number L-5367-19A requesting a revision
24 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
25 change the future land use designation from Light Industrial (LI)
26 to Recreation and Open Space (ROS) has been filed by Curtis L.
27 Hart, on behalf of R and J of Duval, LLC, the owner of certain real
28 property located in Council District 12, as more particularly
29 described in Section 2; and

30 **WHEREAS**, the Planning and Development Department reviewed the
31 proposed revision and application, held a public information

1 workshop on this proposed amendment to the *2030 Comprehensive Plan*,
2 with due public notice having been provided, and having reviewed
3 and considered all comments received during the public workshop,
4 has prepared a written report and rendered an advisory
5 recommendation to the Council with respect to this proposed
6 amendment; and

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

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

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

1 and Consumer Services; now, therefore

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

3 **Section 1. Purpose and Intent.** The Council hereby
4 approves for transmittal to the various State agencies for review a
5 proposed large scale revision to the Future Land Use Map series of
6 the *2030 Comprehensive Plan* by changing the future land use
7 designation from Light Industrial (LI) to Recreation and Open Space
8 (ROS), pursuant to Application Number L-5367-19A.

9 **Section 2. Subject Property Location and Description.**
10 The approximately 16.11± acres are located in Council District 12
11 at 0 Beaver Street West, between Zephyr Dairy Drive and Otis Road
12 (R.E. No. 001675-0500), as more particularly described in **Exhibit**
13 **1**, dated September 6, 2019, and graphically depicted in **Exhibit 2**,
14 both of which are **attached hereto** and incorporated herein by this
15 reference (Subject Property).

16 **Section 3. Owner and Applicant Description.** The Subject
17 Property is owned by R and J of Duval, LLC. The applicant is
18 Curtis L. Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904)
19 993-5008.

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

1 local laws.

2 **Section 5. Effective Date.** This Ordinance shall become
3 effective upon signature by the Mayor or upon becoming effective
4 without the Mayor's signature.

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6 Form Approved:

7

8 /s/ Shannon K. Eller

9 Office of General Counsel

10 Legislation Prepared by: Krista Fogarty

11 GC-#1304382-v1-L-5367_LS_TRANS