

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-715**

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 LOW DENSITY RESIDENTIAL (LDR) TO RESIDENTIAL-
10 PROFESSIONAL-INSTITUTIONAL (RPI) ON
11 APPROXIMATELY 13.79± ACRES LOCATED IN COUNCIL
12 DISTRICT 7 AT 0 DUVAL ROAD AND 14241 DUVAL
13 ROAD, BETWEEN DUVAL ROAD AND INTERSTATE 95,
14 OWNED BY BROWARD DUVAL, LLC, HIGGINBOTHAM LAND
15 TRUST AND REBECCA M. SHEETS, ET AL., AS MORE
16 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO
17 APPLICATION NUMBER L-5393-19A, FOR TRANSMITTAL
18 TO THE STATE OF FLORIDA'S VARIOUS AGENCIES FOR
19 REVIEW; 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-5393-19A requesting a revision
26 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
27 change the future land use designation from Low Density Residential
28 (LDR) to Residential-Professional-Institutional (RPI) has been
29 filed by Zach Miller, Esq., on behalf of Broward Duval, LLC,
30 Higginbotham Land Trust and Rebecca M. Sheets, et al., the owners
31 of certain real property located in Council District 7, as more

1 particularly described in Section 2; and

2 **WHEREAS**, the Planning and Development Department reviewed the
3 proposed revision and application, held a public information
4 workshop on this proposed amendment to the *2030 Comprehensive Plan*,
5 with due public notice having been provided, and having reviewed
6 and considered all comments received during the public workshop,
7 has prepared a written report and rendered an advisory
8 recommendation to the Council with respect to this proposed
9 amendment; and

10 **WHEREAS**, the Planning Commission, acting as the Local Planning
11 Agency (LPA), held a public hearing on this proposed amendment,
12 with due public notice having been provided, reviewed and
13 considered all comments received during the public hearing and made
14 its 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
21 proposed amendment with public notice having been provided,
22 pursuant to Section 163.3184(3), *Florida Statutes*, and Chapter 650,
23 Part 4, *Ordinance Code*, and having considered all written and oral
24 comments received during the public hearing, the recommendations of
25 the Planning and Development Department, the LPA, and the LUZ
26 Committee, desires to transmit this proposed amendment through the
27 State's Expedited State Review Process for amendment review to the
28 Florida Department of Economic Opportunity, as the State Land
29 Planning Agency, the Northeast Florida Regional Council, the
30 Florida Department of Transportation, the St. Johns River Water
31 Management District, the Florida Department of Environmental

1 Protection, the Florida Fish and Wildlife Conservation Commission,
2 the Department of State's Bureau of Historic Preservation, the
3 Florida Department of Education, and the Department of Agriculture
4 and Consumer Services; now, therefore

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

6 **Section 1. Purpose and Intent.** The Council hereby
7 approves for transmittal to the various State agencies for review a
8 proposed large scale revision to the Future Land Use Map series of
9 the *2030 Comprehensive Plan* by changing the future land use
10 designation from Low Density Residential (LDR) to Residential-
11 Professional-Institutional (RPI), pursuant to Application Number L-
12 5393-19A.

13 **Section 2. Subject Property Location and Description.**
14 The approximately 13.79± acres are located in Council District 7 at
15 0 Duval Road and 14241 Duval Road, between Duval Road and
16 Interstate 95 (R.E. Nos. 019373-0020 and 019659-0000), as more
17 particularly described in **Exhibit 1**, dated September 6, 2019, and
18 graphically depicted in **Exhibit 2**, both of which are **attached**
19 **hereto** and incorporated herein by this reference (Subject
20 Property).

21 **Section 3. Owner and Applicant Description.** The Subject
22 Property is owned by Broward Duval, LLC, Higginbotham Land Trust
23 and Rebecca M. Sheets, et al. The applicant is Zach Miller, Esq.,
24 501 Riverside Avenue, Suite 901, Jacksonville, Florida 32202; (904)
25 396-5731.

26 **Section 4. Disclaimer.** The transmittal granted herein
27 shall **not** be construed as an exemption from any other applicable
28 local, state, or federal laws, regulations, requirements, permits
29 or approvals. All other applicable local, state or federal permits
30 or approvals shall be obtained before commencement of the
31 development or use and issuance of this transmittal is based upon

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

8 **Section 5. Effective Date.** This Ordinance shall become
9 effective upon signature by the Mayor or upon becoming effective
10 without the Mayor's signature.

11 Form Approved:

12
13 /s/ Shannon K. Eller

14 Office of General Counsel

15 Legislation Prepared by: Kristen Reed

16 GC-#1307107-v1-L-5393_LS_TRANS_