

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

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:

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8           /s/ Shannon K. Eller          

9 Office of General Counsel

10 Legislation Prepared by: Krista Fogarty

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