

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-748-E**

5 AN ORDINANCE ADOPTING A LARGE-SCALE AMENDMENT  
6 TO THE FUTURE LAND USE MAP SERIES OF THE 2030  
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND  
8 USE DESIGNATION FROM LIGHT INDUSTRIAL (LI) TO  
9 COMMUNITY/GENERAL COMMERCIAL (CGC) ON  
10 APPROXIMATELY 15.18± ACRES LOCATED IN COUNCIL  
11 DISTRICT 7 AT 0 MAX LEGGETT PARKWAY, 15324 MAX  
12 LEGGETT PARKWAY AND 0 OWENS ROAD, BETWEEN OWENS  
13 ROAD AND AIRPORT CENTER DRIVE, OWNED BY RAMCO  
14 PARKWAY, LLC, AND RAMCO DUVAL TRS, LLC, AS MORE  
15 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO  
16 APPLICATION NUMBER L-5379-19A; PROVIDING A  
17 DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN  
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
20 DATE.  
21

22 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
23 *Ordinance Code*, an application for a proposed Large-Scale Amendment  
24 to the Future Land Use Map series (FLUMs) of the *2030 Comprehensive*  
25 *Plan* to change the Future Land Use designation from Light  
26 Industrial (LI) to Community/General Commercial (CGC), has been  
27 filed by Thomas O. Ingram, Esq., on behalf of Ramco Parkway, LLC,  
28 and Ramco Duval TRS, LLC, the owners of certain real property  
29 located in Council District 7, as more particularly described in  
30 Section 2; and

1           **WHEREAS**, the City, by the adoption of Ordinance 2019-364-E,  
2 approved this Large-Scale Amendment to the *2030 Comprehensive Plan*  
3 for transmittal to the Department of Economic Opportunity ("DEO"),  
4 as the State Land Planning Agency, and other required state  
5 agencies, for review and comment; and

6           **WHEREAS**, by various letters and e-mails, the DEO and other  
7 state reviewing agencies transmitted their comments, if any,  
8 regarding this proposed amendment; and

9           **WHEREAS**, the Planning and Development Department reviewed the  
10 proposed revision and application, considered all comments  
11 received, prepared a written report, and rendered an advisory  
12 recommendation to the Council with respect to this proposed  
13 amendment; and

14           **WHEREAS**, the Planning Commission, acting as the Local Planning  
15 Agency (LPA), held a public hearing on this proposed amendment,  
16 with due public notice having been provided, and having reviewed  
17 and considered all comments during the public hearing, made its  
18 recommendation to the City Council; and

19           **WHEREAS**, pursuant to Section 650.408, *Ordinance Code*, the Land  
20 Use and Zoning (LUZ) Committee held a public hearing on this  
21 proposed amendment, and made its recommendation to the City  
22 Council; and

23           **WHEREAS**, pursuant to Section 163.3184(3), *Florida Statutes*,  
24 and Chapter 650, Part 4, *Ordinance Code*, the City Council held a  
25 public hearing with public notice having been provided on this  
26 proposed amendment to the *2030 Comprehensive Plan*; and

27           **WHEREAS**, the City Council further considered all oral and  
28 written comments received during public hearings, including the  
29 data and analysis portions of this proposed amendment to the *2030*  
30 *Comprehensive Plan*, the recommendations of the Planning and  
31 Development Department, the LPA, the LUZ Committee and the

1 comments, if any, of the DEO and the other state reviewing  
2 agencies; and

3 **WHEREAS**, in the exercise of its authority, the City Council  
4 has determined it necessary and desirable to adopt this proposed  
5 amendment to the *2030 Comprehensive Plan* to preserve and enhance  
6 present advantages, encourage the most appropriate use of land,  
7 water, and resources consistent with the public interest, overcome  
8 present deficiencies, and deal effectively with future problems  
9 which may result from the use and development of land within the  
10 City of Jacksonville; now, therefore

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

12 **Section 1. Purpose and Intent.** This Ordinance is adopted  
13 to carry out the purpose and intent of, and exercise the authority  
14 set out in, the Community Planning Act, Sections 163.3161 through  
15 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
16 amended.

17 **Section 2. Subject Property Location and Description.** The  
18 approximately 15.18± acres are located in Council District 7 at 0  
19 Max Leggett Parkway, 15324 Max Leggett Parkway and 0 Owens Road,  
20 between Owens Road and Airport Center Drive (R.E. Nos. 106249-0000,  
21 106252-0020, 106252-0200, 106252-0300 (portion)), as more  
22 particularly described in **Exhibit 1**, dated April 15, 2019, and  
23 graphically depicted in **Exhibit 2**, both of which are **attached**  
24 **hereto** and incorporated herein by this reference (Subject  
25 Property).

26 **Section 3. Owner and Applicant Description.** The Subject  
27 Property is owned by Ramco Parkway, LLC, and Ramco Duval TRS, LLC.  
28 The applicant is Thomas O. Ingram, Esq., 233 East Bay Street, Suite  
29 1113, Jacksonville, Florida 32202; (904) 612-9179.

30 **Section 4. Adoption of Large-Scale Land Use Amendment.**  
31 The City Council hereby adopts a proposed Large-Scale revision to

1 the Future Land Use Map series of the *2030 Comprehensive Plan* by  
2 changing the Future Land Use Map designation from Light Industrial  
3 (LI) to Community/General Commercial (CGC), pursuant to Application  
4 Number L-5379-19A.

5       **Section 5. Applicability, Effect and Legal Status.** The  
6 applicability and effect of the *2030 Comprehensive Plan*, as herein  
7 amended, shall be as provided in the Community Planning Act,  
8 Section 163.3161 through 163.3248, *Florida Statutes*, and this  
9 ordinance. All development undertaken by, and all actions taken in  
10 regard to development orders by governmental agencies in regard to  
11 land which is subject to the *2030 Comprehensive Plan*, as herein  
12 amended, shall be consistent therewith as of the effective date of  
13 this amendment to the plan.

14       **Section 6. Effective Date of this Plan Amendment.** Unless  
15 this plan amendment is timely challenged under the procedures set  
16 forth in Section 163.3184(3), *Florida Statutes*, this plan amendment  
17 shall be effective thirty-one days after DEO notifies the City of  
18 Jacksonville that the plan amendment or plan amendment package is  
19 complete. If this plan amendment is timely challenged under  
20 Section 163.3184(3), *Florida Statutes*, this plan amendment shall  
21 become effective when the DEO or the Administration Commission  
22 enters a final order determining the adopted amendment to be in  
23 compliance. If this plan amendment is found not to be in  
24 compliance under the standards and procedures set forth in Chapter  
25 163, Part II, *Florida Statutes*, then this plan amendment shall  
26 become effective only by further action by the City Council. No  
27 development orders, development permits, or land uses dependent on  
28 this amendment may be issued or commence before it has become  
29 effective.

30       **Section 7. Disclaimer.** The amendment granted herein shall  
31 not be construed as an exemption from any other applicable local,

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

12 **Section 8. Effective Date.** This Ordinance shall become  
13 effective upon signature by the Mayor or upon becoming effective  
14 without the Mayor's signature.

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16 Form Approved:

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18           /s/ Shannon K. Eller          

19 Office of General Counsel

20 Legislation Prepared By: Krista Fogarty

21 GC-#1311382-v1-L-5379\_LS\_ADP