

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-168-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 COMMUNITY/GENERAL  
9 COMMERCIAL (CGC) TO LOW DENSITY RESIDENTIAL  
10 (LDR) ON APPROXIMATELY 19.55± ACRES IN COUNCIL  
11 DISTRICT 2 AT 0 STARRATT ROAD, BETWEEN STARRATT  
12 ROAD AND HIDDEN CREEK DRIVE, OWNED BY YELLOW  
13 BLUFF PARTNERS, LLC, AS MORE PARTICULARLY  
14 DESCRIBED HEREIN, PURSUANT TO APPLICATION  
15 NUMBER L-5391-19A; PROVIDING A DISCLAIMER THAT  
16 THE AMENDMENT GRANTED HEREIN SHALL NOT BE  
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

19  
20 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
21 *Ordinance Code*, an application for a proposed Large-Scale Amendment  
22 to the Future Land Use Map series (FLUMs) of the *2030 Comprehensive*  
23 *Plan* to change the Future Land Use designation from  
24 Community/General Commercial (CGC) to Low Density Residential  
25 (LDR), has been filed by T.R. Hainline, Esq., on behalf of Yellow  
26 Bluff Partners, LLC, the owner of certain real property located in  
27 Council District 2, as more particularly described in Section 2;  
28 and

29 **WHEREAS**, the City, by the adoption of Ordinance 2019-714-E,  
30 approved this Large-Scale Amendment to the *2030 Comprehensive Plan*  
31 for transmittal to the Department of Economic Opportunity ("DEO"),

1 as the State Land Planning Agency, and other required state  
2 agencies, for review and comment; and

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

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

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

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

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

24 **WHEREAS**, the City Council further considered all oral and  
25 written comments received during public hearings, including the  
26 data and analysis portions of this proposed amendment to the *2030*  
27 *Comprehensive Plan*, the recommendations of the Planning and  
28 Development Department, the LPA, the LUZ Committee and the  
29 comments, if any, of the DEO and the other state reviewing  
30 agencies; and

31 **WHEREAS**, in the exercise of its authority, the City Council

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

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

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

14 **Section 2. Subject Property Location and Description.** The  
15 approximately 19.55± acres (R.E. No. 106175-0010) are in Council  
16 District 2 at 0 Starratt Road, between Starratt Road and Hidden  
17 Creek Drive, as more particularly described in **Exhibit 1**, dated  
18 August 23, 2019, and graphically depicted in **Exhibit 2**, both of  
19 which are **attached hereto** and incorporated herein by this reference  
20 (Subject Property).

21 **Section 3. Owner and Applicant Description.** The Subject  
22 Property is owned by Yellow Bluff Partners, LLC. The applicant is  
23 T.R. Hainline, Esq., 1301 Riverplace Boulevard, Suite 1500,  
24 Jacksonville, Florida 32207; (904) 346-5531.

25 **Section 4. Adoption of Large-Scale Land Use Amendment.**  
26 The City Council hereby adopts a proposed Large-Scale revision to  
27 the Future Land Use Map series of the *2030 Comprehensive Plan* by  
28 changing the Future Land Use Map designation from Community/General  
29 Commercial (CGC) to Low Density Residential (LDR), pursuant to  
30 Application Number L-5391-19A.

31 **Section 5. Applicability, Effect and Legal Status.** The

1 applicability and effect of the *2030 Comprehensive Plan*, as herein  
2 amended, shall be as provided in the Community Planning Act,  
3 Section 163.3161 through 163.3248, *Florida Statutes*, and this  
4 ordinance. All development undertaken by, and all actions taken in  
5 regard to development orders by governmental agencies in regard to  
6 land which is subject to the *2030 Comprehensive Plan*, as herein  
7 amended, shall be consistent therewith as of the effective date of  
8 this amendment to the plan.

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

25       **Section 7.       Disclaimer.** The amendment granted herein shall  
26 **not** be construed as an exemption from any other applicable local,  
27 state, or federal laws, regulations, requirements, permits or  
28 approvals. All other applicable local, state or federal permits or  
29 approvals shall be obtained before commencement of the development  
30 or use and issuance of this amendment is based upon  
31 acknowledgement, representation and confirmation made by the

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

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

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11 Form Approved:

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13 /s/ Shannon K. Eller

14 Office of General Counsel

15 Legislation Prepared By: Krista Fogarty

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