

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-598**

5 AN ORDINANCE TRANSMITTING TO THE STATE OF
6 FLORIDA'S VARIOUS AGENCIES FOR REVIEW, A
7 PROPOSED LARGE SCALE REVISION TO THE FUTURE LAND
8 USE MAP SERIES OF THE 2030 COMPREHENSIVE PLAN TO
9 CHANGE THE FUTURE LAND USE DESIGNATION FROM
10 AGRICULTURE-I (AGR-I), AGRICULTURE-II (AGR-II),
11 AND AGRICULTURE-III (AGR-III) TO MULTI-USE (MU)
12 ON APPROXIMATELY 7002.25± ACRES LOCATED IN
13 COUNCIL DISTRICT 12 AT 0 U.S. HIGHWAY 301 SOUTH,
14 0 NORMANDY BOULEVARD AND 0 MAXVILLE MACCLENNY
15 HIGHWAY, BETWEEN INTERSTATE 10 AND MAXVILLE
16 MACCLENNY HIGHWAY, OWNED BY 301 CAPITAL
17 PARTNERS, LLC, INCLUDING PROPOSED SITE SPECIFIC
18 POLICY 4.4.20 IN THE FUTURE LAND USE ELEMENT AND
19 A PRELIMINARY DEVELOPMENT PLAN, AS MORE
20 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO
21 APPLICATION NUMBER L-5457-20A; ADOPTING A SIGN
22 PLACEMENT PLAN PURSUANT TO SECTION
23 650.407(C)(3), *ORDINANCE CODE*; PROVIDING A
24 DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN
25 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
26 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
27 DATE.

28
29 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
30 *Ordinance Code*, Application Number L-5457-20A requesting a revision
31 to the Future Land Use Map series of the *2030 Comprehensive Plan* to

1 change the future land use designation from Agriculture-I (AGR-I),
2 Agriculture-II (AGR-II), and Agriculture-III (AGR-III) to Multi-Use
3 (MU) has been filed by Paul M. Harden, Esq., on behalf of the owner
4 of certain real property located in Council District 12, as more
5 particularly described in Section 2; and

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

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

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

23 **WHEREAS**, the City Council held a public hearing on this proposed
24 amendment with public notice having been provided, pursuant to Section
25 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
26 *Code*, and having considered all written and oral comments received
27 during the public hearing, the recommendations of the Planning and
28 Development Department, the LPA, and the LUZ Committee, desires to
29 transmit this proposed amendment through the State's Expedited State
30 Review Process for amendment review to the Florida Department of
31 Economic Opportunity, as the State Land Planning Agency, the Northeast

1 Florida Regional Council, the Florida Department of Transportation,
2 the St. Johns River Water Management District, the Florida Department
3 of Environmental Protection, the Florida Fish and Wildlife
4 Conservation Commission, the Department of State's Bureau of Historic
5 Preservation, the Florida Department of Education, and the Department
6 of Agriculture and Consumer Services; now, therefore

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

8 **Section 1. Purpose and Intent.** The Council hereby approves
9 for transmittal to the various State agencies for review a proposed
10 large scale revision to the Future Land Use Map series of the 2030
11 *Comprehensive Plan* by changing the future land use designation from
12 Agriculture-I (AGR-I), Agriculture-II (AGR-II), and Agriculture-III
13 (AGR-III) to Multi-Use (MU), pursuant to Application Number L-5457-
14 20A.

15 **Section 2. Subject Property Location and Description.** The
16 approximately 7002.25± acres are located in Council District 12 at 0
17 U.S. Highway 301 South, 0 Normandy Boulevard and 0 Maxville MacClenny
18 Highway, between Interstate 10 and Maxville MacClenny Highway, as
19 more particularly described in **Exhibit 1**, dated June 17, 2020, and
20 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
21 and incorporated herein by this reference (Subject Property).

22 **Section 3. Owner and Applicant Description.** The Subject
23 Property is owned by 301 Capital Partners, LLC. The applicant is
24 Paul M. Harden, Esq., 501 Riverside Avenue, Suite 901, Jacksonville,
25 Florida 32202; (904) 396-5731.

26 **Section 4. Site Specific Policy and Preliminary Development**
27 **Plan.** Proposed Future Land Use Element (FLUE) Policy 4.4.20 is
28 included in this transmittal to the various State agencies for review,
29 as **attached hereto** in **Exhibit 3**, dated August 31, 2020, and a
30 Preliminary Development Plan is included in this transmittal to the
31 various State agencies for review, as **attached hereto** as **Exhibit 4**,

1 dated September 14, 2020.

2 **Section 5. Adopting Sign Placement Plan Pursuant to Section**
3 **650.407(c)(3), Ordinance Code.** Pursuant to Section 650.407(c)(3),
4 *Ordinance Code*, the City Council hereby adopts the Sign Placement
5 Plan dated August 31, 2020, and **attached hereto** as **Exhibit 5**, and
6 finds that the advertisement, mailed notices, and the Sign Placement
7 Plan have provided notice in compliance with all state and local laws
8 and regulations.

9 **Section 6. Disclaimer.** The transmittal granted herein
10 shall **not** be construed as an exemption from any other applicable
11 local, state, or federal laws, regulations, requirements, permits or
12 approvals. All other applicable local, state or federal permits or
13 approvals shall be obtained before commencement of the development
14 or use and issuance of this transmittal is based upon acknowledgement,
15 representation and confirmation made by the applicant(s), owner(s),
16 developer(s) and/or any authorized agent(s) or designee(s) that the
17 subject business, development and/or use will be operated in strict
18 compliance with all laws. Issuance of this transmittal does **not**
19 approve, promote or condone any practice or act that is prohibited
20 or restricted by any federal, state or local laws.

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

24
25 Form Approved:

26
27 /s/ Shannon K. Eller

28 Office of General Counsel

29 Legislation Prepared by: Susan Kelly

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