

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-468-E**

5 AN ORDINANCE TRANSMITTING TO THE STATE OF  
6 FLORIDA'S VARIOUS AGENCIES FOR REVIEW, A  
7 PROPOSED LARGE SCALE REVISION TO THE FUTURE  
8 LAND USE MAP SERIES OF THE 2030 COMPREHENSIVE  
9 PLAN TO CHANGE THE FUTURE LAND USE DESIGNATION  
10 FROM COMMUNITY/GENERAL COMMERCIAL (CGC) TO  
11 HIGH DENSITY RESIDENTIAL (HDR) ON  
12 APPROXIMATELY 42.55± ACRES LOCATED IN COUNCIL  
13 DISTRICT 11 AT 0 J. TURNER BUTLER BOULEVARD  
14 AND 0 A.C. SKINNER PARKWAY, BETWEEN J. TURNER  
15 BUTLER BOULEVARD AND A.C. SKINNER PARKWAY,  
16 OWNED BY THE JACKSONVILLE TRANSPORTATION  
17 AUTHORITY, AS MORE PARTICULARLY DESCRIBED  
18 HEREIN, PURSUANT TO APPLICATION NUMBER L-5443-  
19 20A; 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-5443-20A 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 Community/General  
28 Commercial (CGC) to High Density Residential (HDR) has been filed  
29 by Paul M. Harden, Esq., on behalf of the Jacksonville  
30 Transportation Authority, the owner of certain real property  
31 located in Council District 11, as more particularly described in

1 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 Community/General Commercial (CGC) to High Density  
11 Residential (HDR), pursuant to Application Number L-5443-20A.

12 **Section 2. Subject Property Location and Description.**  
13 The approximately 42.55± acres are located in Council District 11,  
14 at 0 J. Turner Butler Boulevard and 0 A.C. Skinner Parkway, between  
15 J. Turner Butler Boulevard and A.C. Skinner Parkway (R.E. Nos.  
16 154271-0100 and 154377-0100), as more particularly described in  
17 **Exhibit 1**, dated April 3, 2020, and graphically depicted in **Exhibit**  
18 **2**, both of which are **attached hereto** and incorporated herein by  
19 this reference (Subject Property).

20 **Section 3. Owner and Applicant Description.** The Subject  
21 Property is owned by the Jacksonville Transportation Authority.  
22 The applicant is Paul M. Harden, Esq., 501 Riverside Avenue, Suite  
23 901, Jacksonville, Florida 32202; (904) 396-5731.

24 **Section 4. Disclaimer.** The transmittal granted herein  
25 shall **not** be construed as an exemption from any other applicable  
26 local, state, or federal laws, regulations, requirements, permits  
27 or approvals. All other applicable local, state or federal permits  
28 or approvals shall be obtained before commencement of the  
29 development or use and issuance of this transmittal is based upon  
30 acknowledgement, representation and confirmation made by the  
31 applicant(s), owner(s), developer(s) and/or any authorized agent(s)

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

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

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10 Form Approved:

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12           /s/ Shannon K. Eller          

13 Office of General Counsel

14 Legislation Prepared by: Krista Fogarty

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