

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-225**

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 LIGHT INDUSTRIAL (LI) TO MEDIUM DENSITY
11 RESIDENTIAL (MDR) ON APPROXIMATELY 130.99± ACRES
12 LOCATED IN COUNCIL DISTRICT 7, AND GENERALLY
13 LOCATED ON THE WEST SIDE OF INTERSTATE 95, NORTH
14 OF OWENS ROAD, AS MORE PARTICULARLY DESCRIBED
15 HEREIN, PURSUANT TO APPLICATION NUMBER L-5532-
16 21A; ADOPTING A SIGN POSTING PLAN PURSUANT TO
17 SECTION 650.407(C)(3), *ORDINANCE CODE*;
18 PROVIDING A DISCLAIMER THAT THE TRANSMITTAL
19 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
20 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
21 PROVIDING AN EFFECTIVE DATE.

22
23 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
24 *Ordinance Code*, Application Number L-5532-21A requesting a revision
25 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
26 change the future land use designation from Light Industrial (LI) to
27 Medium Density Residential (MDR) has been filed by Paul M. Harden,
28 Esq., on behalf of RMM Ventures, LLP, the owner of certain real
29 property located in Council District 7, as more particularly described
30 in Section 2; and

31 **WHEREAS**, the Planning and Development Department reviewed the

1 proposed revision and application, held a public information workshop
2 on this proposed amendment to the *2030 Comprehensive Plan*, with due
3 public notice having been provided, and having reviewed and considered
4 all comments received during the public workshop, has prepared a
5 written report and rendered an advisory recommendation to the Council
6 with respect to this proposed amendment; and

7 **WHEREAS**, the Planning Commission, acting as the Local Planning
8 Agency (LPA), held a public hearing on this proposed amendment, with
9 due public notice having been provided, reviewed and considered all
10 comments received during the public hearing and made its
11 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 proposed
18 amendment with public notice having been provided, pursuant to Section
19 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
20 *Code*, and having considered all written and oral comments received
21 during the public hearing, the recommendations of the Planning and
22 Development Department, the LPA, and the LUZ Committee, desires to
23 transmit this proposed amendment through the State's Expedited State
24 Review Process for amendment review to the Florida Department of
25 Economic Opportunity, as the State Land Planning Agency, the Northeast
26 Florida Regional Council, the Florida Department of Transportation,
27 the St. Johns River Water Management District, the Florida Department
28 of Environmental Protection, the Florida Fish and Wildlife
29 Conservation Commission, the Department of State's Bureau of Historic
30 Preservation, the Florida Department of Education, and the Department
31 of Agriculture and Consumer Services; now, therefore

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

2 **Section 1. Purpose and Intent.** The Council hereby approves
3 for transmittal to the various State agencies for review a proposed
4 large scale revision to the Future Land Use Map series of the 2030
5 *Comprehensive Plan* by changing the future land use designation from
6 Light Industrial (LI) to Medium Density Residential (MDR), pursuant
7 to Application Number L-5532-21A.

8 **Section 2. Subject Property Location and Description.** The
9 approximately 130.99± acres are in Council District 7, and generally
10 located on the west side of Interstate 95, north of Owens Road, as
11 more particularly described in **Exhibit 1**, dated November 9, 2020, and
12 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
13 and incorporated herein by this reference (Subject Property).

14 **Section 3. Owner and Applicant Description.** The Subject
15 Property is owned by RMM Ventures, LLP. The applicant is Paul M.
16 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,
17 Florida 32207; (904) 396-5731.

18 **Section 4. Adopting Sign Posting Plan Pursuant to Section**
19 **650.407(c)(3), Ordinance Code.** Pursuant to Section 650.407(c)(3),
20 *Ordinance Code*, the City Council hereby adopts the Sign Posting Plan
21 dated April 5, 2021, and **attached hereto** as **Exhibit 3**, and finds that
22 the mailed letters and notices, and the Sign Posting Plan, have
23 provided notice to all affected property owners in compliance with
24 all state and local laws and regulations.

25 **Section 5. Disclaimer.** The transmittal granted herein
26 shall **not** be construed as an exemption from any other applicable
27 local, 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 transmittal is based upon acknowledgement,
31 representation and confirmation made by the applicant(s), owner(s),

