

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-404**

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-IV (AGR-IV), TO LOW DENSITY
11 RESIDENTIAL (LDR) ON APPROXIMATELY 56.86± ACRES
12 LOCATED IN COUNCIL DISTRICT 8 AT 8475 GARDEN
13 STREET, 8475-1 GARDEN STREET AND 8439 GARDEN
14 STREET, OWNED BY ANDREW D. GIFFORD, ET AL., AS
15 MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO
16 APPLICATION NUMBER L-5521-21A; PROVIDING A
17 DISCLAIMER THAT THE TRANSMITTAL 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*, Application Number L-5521-21A requesting a revision
24 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
25 change the future land use designation from Agriculture-IV (AGR-IV)
26 to Low Density Residential (LDR), has been filed by Curtis L. Hart,
27 on behalf of Andrew D. Gifford, et al., the owners of certain real
28 property located in Council District 8, as more particularly described
29 in Section 2; and

30 **WHEREAS**, the Planning and Development Department reviewed the
31 proposed revision and application, held a public information workshop

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

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

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

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

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

1 **Section 1. Purpose and Intent.** The Council hereby approves
2 for transmittal to the various State agencies for review a proposed
3 large scale revision to the Future Land Use Map series of the *2030*
4 *Comprehensive Plan* by changing the future land use designation from
5 Agriculture-IV (AGR-IV) to Low Density Residential (LDR), pursuant
6 to Application Number L-5521-21A.

7 **Section 2. Subject Property Location and Description.** The
8 approximately 56.86± acres are in Council District 8, at 8475 Garden
9 Street, 8475-1 Garden Street and 8439 Garden Street, as more
10 particularly described in **Exhibit 1**, dated January 28, 2021, and
11 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
12 and incorporated herein by this reference (Subject Property).

13 **Section 3. Owner and Applicant Description.** The Subject
14 Property is owned by Andrew D. Gifford, et al., as described in the
15 application on file in the Planning and Development Department. The
16 applicant is Curtis L. Hart, 8051 Tara Lane, Jacksonville, Florida
17 32216; (904) 993-5008.

18 **Section 4. Development Areas Map.** The approval herein
19 includes a proposed revision to the Development Areas Map adopted as
20 Future Land Use Element Map L-21, Transportation Element Map T-4 and
21 Capital Improvements Element Map CI-1 of the 2030 Comprehensive Plan,
22 as depicted in **Exhibit 3, attached hereto.**

23 **Section 5. Disclaimer.** The transmittal granted herein
24 shall **not** be construed as an exemption from any other applicable
25 local, state, or federal laws, regulations, requirements, permits or
26 approvals. All other applicable local, state or federal permits or
27 approvals shall be obtained before commencement of the development
28 or use and issuance of this transmittal is based upon acknowledgement,
29 representation and confirmation made by the applicant(s), owner(s),
30 developer(s) and/or any authorized agent(s) or designee(s) that the
31 subject business, development and/or use will be operated in strict

1 compliance with all laws. Issuance of this transmittal does **not**
2 approve, promote or condone any practice or act that is prohibited
3 or restricted by any federal, state or local laws.

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

7
8 Form Approved:

9
10 /s/ Mary Staffopoulos

11 Office of General Counsel

12 Legislation Prepared by: Ed Lukacovic

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