

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-336**

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 LOW
10 DENSITY RESIDENTIAL (LDR), COMMUNITY/GENERAL
11 COMMERCIAL (CGC) AND BUSINESS PARK (BP) TO
12 MEDIUM DENSITY RESIDENTIAL (MDR),
13 COMMUNITY/GENERAL COMMERCIAL (CGC),
14 CONSERVATION (CSV) AND LIGHT INDUSTRIAL (LI) ON
15 APPROXIMATELY 81.49± ACRES LOCATED IN COUNCIL
16 DISTRICT 11 AT 0 PHILIPS HIGHWAY, BETWEEN ENERGY
17 CENTER DRIVE AND SEVERN STREET, OWNED BY SPHINX
18 MANAGEMENT INC., ET AL., AS MORE PARTICULARLY
19 DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER
20 L-5527-21A; PROVIDING A DISCLAIMER THAT THE
21 TRANSMITTAL GRANTED HEREIN SHALL NOT BE
22 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
23 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

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25 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
26 *Ordinance Code*, Application Number L-5527-21A requesting a revision
27 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
28 change the future land use designation from Low Density Residential
29 (LDR), Community/General Commercial (CGC) and Business Park (BP) to
30 Medium Density Residential (MDR), Community/General Commercial (CGC),
31 Conservation (CSV) and Light Industrial (LI), has been filed by Cyndy

1 of Environmental Protection, the Florida Fish and Wildlife
2 Conservation Commission, the Department of State's Bureau of Historic
3 Preservation, the Florida Department of Education, and the Department
4 of Agriculture 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 approves
7 for transmittal to the various State agencies for review a proposed
8 large scale revision to the Future Land Use Map series of the 2030
9 *Comprehensive Plan* by changing the future land use designation from
10 Low Density Residential (LDR), Community/General Commercial (CGC) and
11 Business Park (BP) to Medium Density Residential (MDR),
12 Community/General Commercial (CGC), Conservation (CSV) and Light
13 Industrial (LI), pursuant to Application Number L-5527-21A.

14 **Section 2. Subject Property Location and Description.** The
15 approximately 81.49± acres are in Council District 11, at 0 Philips
16 Highway, between Energy Center Drive and Severn Street, as more
17 particularly described in **Exhibit 1**, dated April 21, 2021, and
18 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
19 and incorporated herein by this reference (Subject Property).

20 **Section 3. Owner and Applicant Description.** The Subject
21 Property is owned by Sphinx Management Inc., et al., as described in
22 the application on file in the Planning and Development Department.
23 The applicant is Cyndy Trimmer, Esq., One Independent Drive, Suite
24 1200, Jacksonville, Florida 32202; (904) 807-0185.

25 **Section 4. 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),

LEGAL DESCRIPTION 4.21.21

Parcel south of Pinnacle Pointe Drive to CGC (RE# 167907 0010)

A PORTION OF SECTION 18, SECTION 19 AND SECTION 37 AND MARRY ANN DAVIS GRANT, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA. BEING ALSO A PORTION OF THE BAYARD AS RECORDED IN PLAT BOOK 6, PAGE 54 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF PHILLIPS HIGHWAY- U.S. NO. 1 (A 150 FOOT RIGHT OF WAY) WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF A 150 FOOT JACKSONVILLE ELECTRIC AUTHORITY RIGHT OF WAY AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 2081, PAGE 43 AND RUN SOUTH 37° 19' 30" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF PHILLIPS HIGHWAY, A DISTANCE OF 1,253.81 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF COPPERLEAF AS RECORDED IN PLAT BOOK 69, PAGE 80 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID SOUTHEASTERLY LINE; COURSE NO.1; THENCE NORTH 05° 16' 02" EAST, 24.86 FEET; COURSE NO. 2: NORTH 50° 16' 02" EAST, AN APPROXIMATE DISTANCE OF 198.23 FEET TO A POINT OF INTERSECTION OF THE SOUTHWESTERLY BORDER OF THE "LOW DENSITY RESIDENTIAL" LAND USE AREA WITH SAID SOUTHEASTERLY LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE CONTINUE ALONG SAID SOUTHEASTERLY LINE AND THE SOUTHWESTERLY LINE OF SAID COPPERLEAF THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: THENCE NORTH 50° 16' 02" EAST, AN APPROXIMATE DISTANCE OF 58.19 FEET; COURSE NO. 2: THENCE NORTH 05° 16' 02" EAST, 7.07 FEET; COURSE NO. 3: THENCE NORTH 50° 16' 02" EAST, 121.95 FEET; COURSE NO. 4: THENCE SOUTH 40° 41' 15" EAST, 600.08 FEET TO THE SOUTHERLY CORNER OF LOT 56 OF SAID COPPERLEAF PHASE ONE; THENCE SOUTH 50° 16' 02" WEST, AN APPROXIMATE DISTANCE OF 185.22 FEET TO SAID SOUTHWESTERLY BORDER OF THE "LOW DENSITY RESIDENTIAL" LAND USE AREA; THENCE IN A NORTHWESTERLY DIRECTION ALONG LAST SAID SOUTHWESTERLY BORDER AN APPROXIMATE DISTANCE OF 595.08 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINING 2.54 ACRES, MORE OR LESS.

Parcel north of Pinnacle Pointe Drive to CGC (a portion of RE# 168152 0310)

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8445, PAGE 1411 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY – U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY ; THENCE SOUTH 37° 19' 30" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 850.88 FEET; THENCE NORTH 50° 16' 02" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, AN APPROXIMATE DISTANCE OF 202.18 FEET TO THE SOUTHWESTERLY BORDER OF THE "LOW DENSITY RESIDENTIAL" LAND USE AREA AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE CONTINUE NORTH 50° 16' 02" EAST, AN

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY - U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 7207); THENCE SOUTH 38°38'07" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.47 FEET; THENCE NORTH 44°0'56" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8445, PAGE 1811 AND THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8114, PAGE 731 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 298.04 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE CONTINUE NORTH 44°0'56" EAST, ALONG LAST SAID LINE, A DISTANCE OF 360.39 FEET TO A POINT ON THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8445, PAGE 1811, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8361, PAGE 248 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 80°07'26" EAST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 2,372.28 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 8361, PAGE 248; THENCE SOUTH 01°58'05" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 284.11 FEET TO A POINT ON THE NORTHERLY LINE OF COPPERLEAF PHASE TWO, AS RECORDED IN PLAT BOOK 70, PAGE(S) 54 THROUGH 58 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG LAST SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: COURSE NO. 1: THENCE NORTH 88°22'25" WEST, DEPARTING SAID EASTERLY LINE, 602.76 FEET; COURSE NO. 2: SOUTH 70°43'46" WEST, 143.17 FEET; THENCE NORTH 29°44'52" WEST, DEPARTING LAST SAID NORTHERLY LINE, A DISTANCE OF 73.80 FEET; THENCE THE FOLLOWING TWENTY (20) COURSES: COURSE NO. 1: THENCE SOUTH 74°04'28" WEST, 17.65 FEET; COURSE NO. 2: THENCE SOUTH 47°49'54" WEST, 43.04 FEET; COURSE NO. 3: THENCE SOUTH 67°26'00" WEST, 50.08 FEET; COURSE NO. 4: THENCE SOUTH 62°05'18" WEST, 68.92 FEET; COURSE NO. 5: THENCE SOUTH 18°09'18" WEST, 51.73 FEET; COURSE NO. 6: THENCE SOUTH 78°07'58" WEST, 19.80 FEET; COURSE NO. 7: THENCE NORTH 66°21'34" WEST, 89.14 FEET; COURSE NO. 8: THENCE NORTH 59°21'27" WEST, 112.02 FEET; COURSE NO. 9: THENCE SOUTH 76°43'08" WEST, 135.43 FEET; COURSE NO. 10: THENCE NORTH 53°00'00" WEST, 49.41 FEET; COURSE NO. 11: THENCE SOUTH 88°34'05" WEST, 59.82 FEET; COURSE NO. 12: THENCE SOUTH 71°50'14" WEST, 940.34 FEET; COURSE NO. 13: THENCE SOUTH 78°23'08" WEST, 36.71 FEET; COURSE NO. 14: THENCE SOUTH 54°34'05" WEST, 58.64 FEET; COURSE NO. 15: THENCE SOUTH 51°46'58" WEST, 60.59 FEET; COURSE NO. 16: THENCE SOUTH 88°44'56" WEST, 62.73 FEET; COURSE NO. 17: THENCE SOUTH 69°05'39" WEST, 57.14 FEET; COURSE NO. 18: THENCE NORTH 82°1'55" WEST, 38.40 FEET; COURSE NO. 19: THENCE NORTH 80°06'59" WEST, 27.02 FEET; COURSE NO. 20: THENCE NORTH 45°47'56" WEST, 24.46 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINING 21.12 ACRES MORE OR LESS.

Parcel north of creek to IL (a portion of RE# 168152 0220)

A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF

New conservation area (portions of RE# 168152 0310, 168152 0110, 168152 0220 and 168152 0220)

A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY - U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 7207); THENCE SOUTH 38°38'07" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.47 FEET; THENCE NORTH 44°10'56" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 658.43 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE NORTH 80°07'26" EAST ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN 8361, PAGE 248 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,527.11 FEET; THENCE THE FOLLOWING TWENTY-FOUR (24) COURSES: COURSE NO. 1: THENCE NORTH 21°29'05" WEST, 43.17 FEET; COURSE NO. 2: THENCE NORTH 55°56'23" EAST, 36.97 FEET; COURSE NO. 3: THENCE NORTH 17°38'02" EAST, 23.05 FEET; COURSE NO. 4: THENCE NORTH 05°14'01" WEST, 37.27 FEET; COURSE NO. 5: THENCE NORTH 12°06'27" WEST, 64.87 FEET; COURSE NO. 6: THENCE NORTH 10°28'54" WEST, 71.16 FEET; COURSE NO. 7: THENCE NORTH 88°58'46" WEST, 63.72 FEET; COURSE NO. 8: THENCE SOUTH 86°38'27" WEST, 98.76 FEET; COURSE NO. 9: THENCE NORTH 85°58'40" WEST, 289.65 FEET; COURSE NO. 10: THENCE NORTH 86°18'04" WEST, 45.14 FEET; COURSE NO. 11: THENCE NORTH 85°02'02" WEST, 26.86 FEET; COURSE NO. 12: THENCE NORTH 84°58'12" WEST, 7.63 FEET; COURSE NO. 13: THENCE NORTH 89°59'58" WEST, 34.59 FEET; COURSE NO. 14: THENCE SOUTH 83°38'52" WEST, 54.36 FEET; COURSE NO. 15: THENCE SOUTH 83°12'31" WEST, 62.24 FEET; COURSE NO. 16: THENCE SOUTH 81°20'07" WEST, 88.99 FEET; COURSE NO. 17: THENCE SOUTH 74°37'35" WEST, 63.72 FEET; COURSE NO. 18: THENCE SOUTH 66°46'00" WEST, 12.47 FEET; COURSE NO. 19: THENCE SOUTH 66°50'53" WEST, 223.74 FEET; COURSE NO. 20: THENCE SOUTH 75°52'37" WEST, 8.60 FEET; COURSE NO. 21: THENCE SOUTH 64°05'53" WEST, 171.00 FEET; COURSE NO. 22: THENCE SOUTH 66°46'55" WEST, 105.56; COURSE NO. 23: THENCE SOUTH 44°08'38" WEST, 334.26 FEET; COURSE NO. 24: THENCE SOUTH 45°51'22" EAST, 60.34 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINING 10.63 ACRES, MORE OR LESS, TOGETHER WITH

A PORTION OF THE MARY ANN DAVIS GRANT, SECTION 37, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 150-FOOT JEA RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2081, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PHILIPS HIGHWAY - U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 7207); THENCE SOUTH 38° 38' 07" EAST ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.47 FEET; THENCE NORTH 44° 10' 56" EAST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8361, PAGE 248 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 658.43 FEET; THENCE NORTH 80° 07' 26" EAST, A DISTANCE OF 1,548.43 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE NORTH 80° 07' 26" EAST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8361, PAGE 248 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 823.85 FEET; THENCE THE FOLLOWING EIGHTEEN (18)

THE LAND THUS DESCRIBED CONTAINING 10.73 ACRES, MORE OR LESS, FOR A TOTAL OF 25.54 ACRES, MORE OR LESS.