

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-2-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 LAND
8 USE MAP SERIES OF THE *2030 COMPREHENSIVE PLAN* TO
9 CHANGE THE FUTURE LAND USE DESIGNATION FROM
10 MULTI-USE (MU) SUBJECT TO FUTURE LAND USE
11 ELEMENT (FLUE) SITE SPECIFIC POLICY 4.3.18 TO
12 MULTI-USE (MU) SUBJECT TO REVISED FLUE SITE
13 SPECIFIC POLICY 4.3.18 FOR THE BRADDOCK FAMILY
14 PARCEL ON APPROXIMATELY 2,235± ACRES LOCATED IN
15 COUNCIL DISTRICTS 7 AND 8 AT 0 BRADDOCK ROAD,
16 14400 BRADDOCK ROAD, 0 LEM TURNER ROAD, 15170
17 LEM TURNER ROAD, 0 PARETE ROAD SOUTH, 0 YOUNIS
18 ROAD WEST, AND 0 GERALD ROAD, BETWEEN PARETE
19 ROAD SOUTH AND CONIFER COVE TRAIL, OWNED BY
20 WILLIAM R. BRADDOCK, ET AL., AS MORE
21 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO
22 APPLICATION NUMBER L-5610-21A; INCLUDING
23 PROPOSED AMENDMENTS TO SITE SPECIFIC POLICY
24 4.3.18 IN THE FUTURE LAND USE ELEMENT; ADOPTING
25 A SIGN POSTING PLAN PURSUANT TO SECTION
26 650.407(C)(3), *ORDINANCE CODE*; PROVIDING A
27 DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN
28 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
29 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
30 DATE.
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1 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
2 *Ordinance Code*, Application Number L-5610-21A requesting a revision
3 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
4 change the future land use designation from Multi-Use (MU) subject
5 to Future Land Use Element (FLUE) Site Specific Policy 4.3.18 to
6 Multi-Use (MU) subject to revised FLUE Site Specific Policy 4.3.18
7 for the Braddock Family Parcel has been filed by Wyman Duggan, Esq.,
8 on behalf of the owners of certain real property located in Council
9 Districts 7 and 8, as more particularly described in Section 2; and

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

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

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

27 **WHEREAS**, the City Council held a public hearing on this proposed
28 amendment with public notice having been provided, pursuant to Section
29 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
30 *Code*, and having considered all written and oral comments received
31 during the public hearing, the recommendations of the Planning and

1 Development Department, the LPA, and the LUZ Committee, desires to
2 transmit this proposed amendment through the State's Expedited State
3 Review Process for amendment review to the Florida Department of
4 Economic Opportunity, as the State Land Planning Agency, the Northeast
5 Florida Regional Council, the Florida Department of Transportation,
6 the St. Johns River Water Management District, the Florida Department
7 of Environmental Protection, the Florida Fish and Wildlife
8 Conservation Commission, the Department of State's Bureau of Historic
9 Preservation, the Florida Department of Education, and the Department
10 of Agriculture and Consumer Services; now, therefore

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

12 **Section 1. Purpose and Intent.** The Council hereby approves
13 for transmittal to the various State agencies for review a proposed
14 large scale revision to the Future Land Use Map series of the *2030*
15 *Comprehensive Plan* by changing the future land use designation from
16 Multi-Use (MU) subject to FLUE Site Specific Policy 4.3.18 to Multi-
17 Use (MU) subject to revised FLUE Site Specific Policy 4.3.18, pursuant
18 to Application Number L-5610-21A.

19 **Section 2. Subject Property Location and Description.** The
20 approximately 2,235± acres are located in Council Districts 7 and 8
21 at 0 Braddock Road, 14400 Braddock Road, 0 Lem Turner Road, 15170 Lem
22 Turner Road, 0 Parete Road South, 0 Younis Road West, and 0 Gerald
23 Road, between Parete Road South and Conifer Cove Trail (R.E. Nos.
24 002474-0100, 002475-0000, 002476-0000, 002477-0010, 002477-0100,
25 002480-0000, 002480-0500, 019233-0000, 019234-0000, 019234-0100,
26 019234-0210, 019234-0250, 019235-0000, 019236-0010, 019241-0010,
27 019241-0020, 019245-0000, 019246-0000, 019247-0100, 019247-0200,
28 019247-0300, 019248-0000, 019250-0000, 019250-0500, 019252-0000,
29 019254-0000, 019254-1000, 019254-2000, 019254-3000, 019254-4000,
30 019254-5000, 019255-0005, and 019437-0010), as more particularly
31 described in **Exhibit 1**, dated September 27, 2021, and graphically

1 depicted in **Exhibit 2**, both of which are **attached hereto** and
2 incorporated herein by this reference (the "Subject Property").

3 **Section 3. Owner and Applicant Description.** The Subject
4 Property is owned by William R. Braddock, et al. The applicant is
5 Wyman Duggan, Esq., 1301 Riverplace Boulevard, Suite 1500,
6 Jacksonville, Florida 32207; (904) 398-3911.

7 **Section 4. Site Specific Policy.** Proposed amendments to
8 Future Land Use Element (FLUE) Site Specific Policy 4.3.18 are
9 included in this transmittal to the various State agencies for review
10 as outlined in **Revised Exhibit 3** dated March 21, 2022, **attached**
11 **hereto.**

12 **Section 5. Adopting Sign Posting Plan Pursuant to Section**
13 **650.407(c)(3), Ordinance Code.** Pursuant to Section 650.407(c)(3),
14 *Ordinance Code*, the City Council hereby adopts the Sign Posting Plan
15 dated December 16, 2021, **attached hereto** as **Exhibit 4**, and finds that
16 the mailed letters and notices, and the Sign Posting Plan, have
17 provided notice to all affected property owners in compliance with
18 all state and local laws and regulations.

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

31 **Section 7. Effective Date.** This Ordinance shall become

1 effective upon signature by the Mayor or upon becoming effective
2 without the Mayor's signature.

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4 Form Approved:

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6 /s/ Mary E. Staffopoulos

7 Office of General Counsel

8 Legislation Prepared by: Helena Parola

9 GC-#1493745-v1-2022-2-E