

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2021-731**

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 LOW DENSITY RESIDENTIAL  
11 (LDR) ON APPROXIMATELY 497.52± ACRES LOCATED IN  
12 COUNCIL DISTRICT 7 AT 4742 PARETE ROAD SOUTH,  
13 BETWEEN PARETE ROAD AND ARNOLD ROAD, OWNED BY  
14 THE WILLIAM G. WRIGHT LIFE ESTATE AND REBECCA O.  
15 WRIGHT, TRUSTEE OF THE REBECCA O. WRIGHT LIVING  
16 TRUST DATED MAY 1, 2018, AS AMENDED, AS MORE  
17 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO  
18 APPLICATION NUMBER L-5604-21A; PROVIDING A  
19 DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN  
20 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
21 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
22 DATE.

23  
24 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
25 *Ordinance Code*, Application Number L-5604-21A 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 Light Industrial (LI) to  
28 Low Density Residential (LDR), has been filed by Wyman R. Duggan,  
29 Esq., on behalf of the William G. Wright Life Estate and Rebecca O.  
30 Wright, Trustee of the Rebecca O. Wright Living Trust dated May 1,  
31 2018, as amended, the owners of certain real property located in

1 Council District 7, as more particularly described in Section 2; and

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

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

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

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

1 Preservation, the Florida Department of Education, and the Department  
2 of Agriculture and Consumer Services; now, therefore

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

4 **Section 1. Purpose and Intent.** The Council hereby approves  
5 for transmittal to the various State agencies for review a proposed  
6 large scale revision to the Future Land Use Map series of the *2030*  
7 *Comprehensive Plan* by changing the future land use designation from  
8 Light Industrial (LI) to Low Density Residential (LDR), pursuant to  
9 Application Number L-5604-21A.

10 **Section 2. Subject Property Location and Description.** The  
11 approximately 497.52± acres are in Council District 7, at 4742 Parete  
12 Road South (R.E. No. 019589-0000 (portion of)), between Parete Road  
13 and Arnold Road, as more particularly described in **Exhibit 1**, dated  
14 May 3, 2021, and graphically depicted in **Exhibit 2**, both of which are  
15 **attached hereto** and incorporated herein by this reference (the  
16 "Subject Property").

17 **Section 3. Owner and Applicant Description.** The Subject  
18 Property is owned by the William G. Wright Life Estate and Rebecca  
19 O. Wright, Trustee of the Rebecca O. Wright Living Trust dated May  
20 1, 2018, as amended, as described in the application on file in the  
21 Planning and Development Department. The applicant is Wyman R.  
22 Duggan, Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville,  
23 Florida 32207; (904) 398-3911.

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

29 **Section 5. Disclaimer.** The transmittal granted herein  
30 shall **not** be construed as an exemption from any other applicable  
31 local, state, or federal laws, regulations, requirements, permits or

1 approvals. All other applicable local, state or federal permits or  
2 approvals shall be obtained before commencement of the development  
3 or use and issuance of this transmittal is based upon acknowledgement,  
4 representation and confirmation made by the applicant(s), owner(s),  
5 developer(s) and/or any authorized agent(s) or designee(s) that the  
6 subject business, development and/or use will be operated in strict  
7 compliance with all laws. Issuance of this transmittal does **not**  
8 approve, promote or condone any practice or act that is prohibited  
9 or restricted by any federal, state or local laws.

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

13  
14 Form Approved:

15  
16           /s/ Mary E. Staffopoulos          

17 Office of General Counsel

18 Legislation Prepared by: Abigail Trout

19 GC-#1457393-v2-2021-731\_(L-5604-21A) .docx