

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

4 **ORDINANCE 2022-386**

5 AN ORDINANCE ADOPTING A LARGE-SCALE AMENDMENT TO  
6 THE FUTURE LAND USE MAP SERIES OF THE *2030*  
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND  
8 USE DESIGNATION FROM LIGHT INDUSTRIAL (LI) IN THE  
9 RURAL DEVELOPMENT AREA TO LOW DENSITY RESIDENTIAL  
10 (LDR) IN THE SUBURBAN DEVELOPMENT AREA ON  
11 APPROXIMATELY 497.52± ACRES IN COUNCIL DISTRICT  
12 7 AT 4742 SOUTH PARETE ROAD, BETWEEN PARETE ROAD  
13 AND ARNOLD ROAD (R.E. NO. 019589-0000 (PORTION)),  
14 OWNED BY WILLIAM G. WRIGHT AND REBECCA O. WRIGHT  
15 (LIFE ESTATE) AND REBECCA O. WRIGHT, TRUSTEE OF  
16 THE REBECCA O. WRIGHT LIVING TRUST DATED MAY 1,  
17 2018, AS MORE PARTICULARLY DESCRIBED HEREIN,  
18 INCLUDING A REVISION TO THE DEVELOPMENT AREAS  
19 MAP, PURSUANT TO APPLICATION NUMBER L-5604-21A;  
20 PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED  
21 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
22 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
23 EFFECTIVE DATE.

24  
25 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
26 *Ordinance Code*, an application for a proposed Large-Scale Amendment  
27 to the Future Land Use Map series (FLUMs) of the *2030 Comprehensive*  
28 *Plan* to change the future land use designation from Light Industrial  
29 (LI) in the Rural Development Area to Low Density Residential (LDR)  
30 in the Suburban Development Area, has been filed by Wyman Duggan,  
31 Esq., on behalf of William G. Wright and Rebecca O. Wright (life

1 estate) and Rebecca O. Wright, Trustee of the Rebecca O. Wright Living  
2 Trust dated May 1, 2018, the owners of certain real property located  
3 in Council District 7, as more particularly described in Section 2;  
4 and

5 **WHEREAS**, the City, by the adoption of Ordinance 2021-731-E,  
6 approved this Large-Scale Amendment to the *2030 Comprehensive Plan*  
7 for transmittal to the Department of Economic Opportunity (DEO), as  
8 the State Land Planning Agency, and other required state agencies,  
9 for review and comment; and

10 **WHEREAS**, by various letters and e-mails, the DEO and other state  
11 reviewing agencies transmitted their comments, if any, regarding this  
12 proposed amendment; and

13 **WHEREAS**, the Planning and Development Department reviewed the  
14 proposed revision and application, considered all comments received,  
15 prepared a written report, and rendered an advisory recommendation  
16 to the Council 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, and having reviewed and  
20 considered all comments during the public hearing, made its  
21 recommendation to the City Council; and

22 **WHEREAS**, pursuant to Section 650.406, *Ordinance Code*, the Land  
23 Use and Zoning (LUZ) Committee held a public hearing on this proposed  
24 amendment, and made its recommendation to the City Council; and

25 **WHEREAS**, pursuant to Section 163.3184(3), *Florida Statutes*, and  
26 Chapter 650, Part 4, *Ordinance Code*, the City Council held a public  
27 hearing with public notice having been provided on this proposed  
28 amendment to the *2030 Comprehensive Plan*; and

29 **WHEREAS**, the City Council further considered all oral and  
30 written comments received during public hearings, including the data  
31 and analysis portions of this proposed amendment to the *2030*

1 *Comprehensive Plan*, the recommendations of the Planning and  
2 Development Department, the LPA, the LUZ Committee and the comments,  
3 if any, of the DEO and the other state reviewing agencies; and

4 **WHEREAS**, in the exercise of its authority, the City Council has  
5 determined it necessary and desirable to adopt this proposed amendment  
6 to the *2030 Comprehensive Plan* to preserve and enhance present  
7 advantages, encourage the most appropriate use of land, water, and  
8 resources consistent with the public interest, overcome present  
9 deficiencies, and deal effectively with future problems which may  
10 result from the use and development of land within the City of  
11 Jacksonville; now, therefore

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

13 **Section 1. Purpose and Intent.** This Ordinance is adopted  
14 to carry out the purpose and intent of, and exercise the authority  
15 set out in, the Community Planning Act, Sections 163.3161 through  
16 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
17 amended.

18 **Section 2. Subject Property Location and Description.** The  
19 approximately 497.52± acres are located in Council District 7 at 4742  
20 South Parete Road, between Parete Road and Arnold Road (R.E. No.  
21 019589-0000 (portion)), as more particularly described in **Exhibit 1**,  
22 dated May 3, 2021, and graphically depicted in **Exhibit 2**, both of  
23 which are **attached hereto** and incorporated herein by this reference  
24 (the "Subject Property").

25 **Section 3. Owner and Applicant Description.** The Subject  
26 Property is owned by William G. Wright and Rebecca O. Wright (life  
27 estate) and Rebecca O. Wright, Trustee of the Rebecca O. Wright Living  
28 Trust dated May 1, 2018. The applicant is Wyman Duggan, Esq., 1301  
29 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904)  
30 398-3911.

31 **Section 4. Adoption of Large-Scale Land Use Amendment.** The

1 City Council hereby adopts a proposed Large-Scale revision to the  
2 Future Land Use Map series of the *2030 Comprehensive Plan* by changing  
3 the Future Land Use designation from Light Industrial (LI) in the  
4 Rural Development Area to Low Density Residential (LDR) in the  
5 Suburban Development Area, pursuant to Application Number L-5604-21A.

6 **Section 5. Development Areas Map.** The approval herein  
7 includes a proposed revision to the Development Areas Map adopted as  
8 Future Land Use Element Map L-21, Transportation Element Map T-4, and  
9 Capital Improvements Element Map CI-1 of the *2030 Comprehensive Plan*,  
10 as depicted in **Exhibit 3, attached hereto.**

11 **Section 6. Applicability, Effect and Legal Status.** The  
12 applicability and effect of the *2030 Comprehensive Plan*, as herein  
13 amended, shall be as provided in the Community Planning Act, Sections  
14 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
15 development undertaken by, and all actions taken in regard to  
16 development orders by governmental agencies in regard to land which  
17 is subject to the *2030 Comprehensive Plan*, as herein amended, shall  
18 be consistent therewith as of the effective date of this amendment  
19 to the plan.

20 **Section 7. Effective Date of this Plan Amendment.** Unless  
21 this plan amendment is timely challenged under the procedures set  
22 forth in Section 163.3184(3), *Florida Statutes*, this plan amendment  
23 shall be effective thirty-one (31) days after DEO notifies the City  
24 that the plan amendment or plan amendment package is complete. If  
25 this plan amendment is timely challenged under Section 163.3184(3),  
26 *Florida Statutes*, this plan amendment shall become effective when the  
27 DEO or the Administration Commission enters a final order determining  
28 the adopted amendment to be in compliance. If this plan amendment  
29 is found not to be in compliance under the standards and procedures  
30 set forth in Chapter 163, Part II, *Florida Statutes*, then this plan  
31 amendment shall become effective only by further action by the City

1 Council. No development orders, development permits, or land uses  
2 dependent on this amendment may be issued or commence before it has  
3 become effective.

4 **Section 8. Disclaimer.** The amendment granted herein shall  
5 **not** be construed as an exemption from any other applicable local,  
6 state, or federal laws, regulations, requirements, permits or  
7 approvals. All other applicable local, state or federal permits or  
8 approvals shall be obtained before commencement of the development  
9 or use and issuance of this amendment is based upon acknowledgement,  
10 representation and confirmation made by the applicant(s), owner(s),  
11 developer(s) and/or any authorized agent(s) or designee(s) that the  
12 subject business, development and/or use will be operated in strict  
13 compliance with all laws. Issuance of this amendment does **not** approve,  
14 promote or condone any practice or act that is prohibited or  
15 restricted by any federal, state or local laws.

16 **Section 9. Effective Date.** This Ordinance shall become  
17 effective upon signature by the Mayor or upon becoming effective  
18 without the Mayor's signature.

19  
20 Form Approved:

21  
22           /s/ Mary E. Staffopoulos          

23 Office of General Counsel

24 Legislation Prepared By: Abigail Trout

25 GC-#1499530-v2-2022-386\_(L-5604-21A).docx