

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-46**

5 AN ORDINANCE TRANSMITTING TO THE STATE OF  
6 FLORIDA'S VARIOUS AGENCIES FOR REVIEW, A  
7 PROPOSED LARGE SCALE REVISION TO THE FUTURE  
8 LAND USE MAP SERIES OF THE 2030 COMPREHENSIVE  
9 PLAN TO CHANGE THE FUTURE LAND USE DESIGNATION  
10 FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM  
11 DENSITY RESIDENTIAL (MDR) ON APPROXIMATELY  
12 11.34± ACRES LOCATED IN COUNCIL DISTRICT 1, AT  
13 0 ST. ISABEL DRIVE EAST, 0 CAVANAUGH DRIVE  
14 AND 0 COPPEDGE AVENUE, BETWEEN FT. CAROLINE  
15 ROAD AND ALFRED ACRES LANE, OWNED BY JSM  
16 LEGACY, LLC, AND CAMELOT ENTERPRISES, LLC, AS  
17 MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT  
18 TO APPLICATION NUMBER L-5426-19A; PROVIDING A  
19 DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN  
20 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM  
21 ANY OTHER APPLICABLE LAWS; PROVIDING AN  
22 EFFECTIVE DATE.

23  
24 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
25 *Ordinance Code*, Application Number L-5426-19A 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 Low Density Residential  
28 (LDR) to Medium Density Residential (MDR) has been filed by Wyman  
29 R. Duggan, Esq., on behalf of JSM Legacy, LLC, and Camelot  
30 Enterprises, LLC, the owners of certain real property located in  
31 Council District 1, as more particularly described in Section 2;

1 and

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

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

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

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

1 Protection, the Florida Fish and Wildlife Conservation Commission,  
2 the Department of State's Bureau of Historic Preservation, the  
3 Florida Department of Education, and the Department of Agriculture  
4 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  
7 approves for transmittal to the various State agencies for review a  
8 proposed large scale revision to the Future Land Use Map series of  
9 the *2030 Comprehensive Plan* by changing the future land use  
10 designation from Low Density Residential (LDR) to Medium Density  
11 Residential (MDR), pursuant to Application Number L-5426-19A.

12 **Section 2. Subject Property Location and Description.**  
13 The approximately 11.34± acres are located in Council District 1,  
14 at 0 St. Isabel Drive East, 0 Cavanaugh Drive and 0 Coppedge  
15 Avenue, between Ft. Caroline Road and Alfred Acres Lane (R.E. Nos.  
16 108951-0000, 108954-0000, 108961-0000, 108994-0000, 108995-0010,  
17 108996-0000 and 108997-0000), as more particularly described in  
18 **Exhibit 1**, dated December 18, 2019, and graphically depicted in  
19 **Exhibit 2**, both of which are **attached hereto** and incorporated  
20 herein by this reference (Subject Property).

21 **Section 3. Owner and Applicant Description.** The Subject  
22 Property is owned by JSM Legacy, LLC, and Camelot Enterprises, LLC.  
23 The applicant is Wyman R. Duggan, Esq., 1301 Riverplace Boulevard,  
24 Suite 1500, Jacksonville, Florida 32207; (904) 398-3911.

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  
28 or approvals. All other applicable local, state or federal permits  
29 or approvals shall be obtained before commencement of the  
30 development or use and issuance of this transmittal is based upon  
31 acknowledgement, representation and confirmation made by the

1 applicant(s), owner(s), developer(s) and/or any authorized agent(s)  
2 or designee(s) that the subject business, development and/or use  
3 will be operated in strict compliance with all laws. Issuance of  
4 this transmittal does **not** approve, promote or condone any practice  
5 or act that is prohibited or restricted by any federal, state or  
6 local laws.

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

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11 Form Approved:

12  
13 /s/ Shannon K. Eller

14 Office of General Counsel

15 Legislation Prepared by: Christopher Schoenig

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