

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-51**

5 AN ORDINANCE APPROVING A CONCEPTUAL MASTER PLAN
6 FOR DEVELOPMENT OF APPROXIMATELY 1,096.57± ACRES
7 IN COUNCIL DISTRICT 8, AT 0 LEM TURNER ROAD AND
8 14158 LEM TURNER ROAD, WEST OF JACKSONVILLE
9 INTERNATIONAL AIRPORT, SOUTH OF LEM TURNER ROAD,
10 EAST OF BRADDOCK ROAD, BETWEEN LEM TURNER ROAD
11 AND BRADDOCK ROAD (R.E. NOS. 019270-0050 AND
12 019273-0000) (THE "SUBJECT PROPERTY"), OWNED BY
13 LEM TURNER ROAD DEVELOPERS, L.L.C., AS MORE
14 PARTICULARLY DESCRIBED HEREIN; PROVIDING A
15 DISCLAIMER THAT THE APPROVAL GRANTED HEREIN SHALL
16 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, a request for approval of the Thomas Creek Multi-Use
20 Parcel Conceptual Master Plan (the "Conceptual Master Plan") has been
21 filed by Wyman Duggan, Esq., on behalf of Lem Turner Road Developers,
22 L.L.C., the owner of certain real property located in Council District
23 8, as more particularly described herein; and

24 **WHEREAS**, the City of Jacksonville adopted a Large-Scale
25 Amendment to the *2030 Comprehensive Plan* pursuant to Ordinance 2022-
26 50-E and Application Number L-5533-21A, changing the Future Land Use
27 Map designation of the Subject Property from Multi-Use (MU) subject
28 to Future Land Use Element (FLUE) Site Specific Policy 4.3.16 and
29 Public Buildings and Facilities (PBF) to Multi-Use (MU) subject to
30 FLUE Site Specific Policy 4.3.21; and

31 **WHEREAS**, FLUE Site Specific Policy 4.3.21 requires the owner or

1 authorized agent to develop a long-term Conceptual Master Plan for
2 the Subject Property, which must be reviewed and approved by the City
3 Council prior to submittal of any land development reviews or
4 approvals for development of the Subject Property; and

5 **WHEREAS**, FLUE Site Specific Policy 4.3.21 further requires that
6 any land development of the Subject Property must comply with and
7 must be consistent with an approved long-term Conceptual Master Plan;
8 and

9 **WHEREAS**, the Planning and Development Department reviewed the
10 proposed Conceptual Master Plan, prepared a written report, and
11 rendered an advisory recommendation to the City Council with respect
12 to this proposed Conceptual Master Plan; and

13 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public
14 hearing on this proposed Conceptual Master Plan, with due public
15 notice having been provided, and having reviewed and considered all
16 testimony and evidence received during the public hearing, made its
17 recommendation to the City Council; and

18 **WHEREAS**, the City Council further considered all oral and
19 written comments received during the public hearings, including the
20 recommendations of the Planning and Development Department and the
21 LUZ Committee; and

22 **WHEREAS**, in the exercise of its authority, the City Council has
23 determined it appropriate and desirable to approve the proposed
24 Conceptual Master Plan for development of the Subject Property; now,
25 therefore

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

27 **Section 1. Purpose and Intent.** This Ordinance is adopted
28 at the request of Lem Turner Road Developers, L.L.C., the owner of
29 certain real property identified in Section 2, to carry out the
30 purpose and intent of, and exercise the authority set out in, the
31 Community Planning Act, Sections 163.3161 through 163.3248, *Florida*

1 Statutes, and Chapter 166, Florida Statutes, as amended.

2 **Section 2. Subject Property Location and Description.** The
3 approximately 1,096.57± acres are in Council District 8, at 0 Lem
4 Turner Road and 14158 Lem Turner Road, west of Jacksonville
5 International Airport, south of Lem Turner Road, east of Braddock
6 Road, between Lem Turner Road and Braddock Road (R.E. Nos. 019270-
7 0050 and 019273-0000), as more particularly described in **Exhibit 1**
8 dated November 19, 2020, and graphically depicted in **Exhibit 2**, both
9 of which are **attached hereto** and incorporated herein by this reference
10 (the "Subject Property").

11 **Section 3. Owner and Applicant Description.** The Subject
12 Property is owned by Lem Turner Road Developers, L.L.C. The applicant
13 is Wyman Duggan, Esq., 1301 Riverplace Boulevard, Suite 1500,
14 Jacksonville, Florida 32207; (904) 398-3911.

15 **Section 4. Approval of Conceptual Master Plan.** The City
16 Council hereby approves the Thomas Creek Multi-Use Parcel Conceptual
17 Master Plan dated January 7, 2022, **attached hereto** as **Exhibit 3**.
18 Development of the Subject Property shall be consistent with and in
19 compliance with the Conceptual Master Plan and the Large-Scale
20 Amendment to the 2030 Comprehensive Plan, including FLUE Site Specific
21 Policy 4.3.21, adopted pursuant to Ordinance 2022-50-E.

22 **Section 5. Disclaimer.** The approval granted herein shall
23 **not** be construed as an exemption from any other applicable local,
24 state, or federal laws, regulations, requirements, permits or
25 approvals. All other applicable local, state or federal permits or
26 approvals shall be obtained before commencement of the development
27 or use and this approval is based upon acknowledgement, representation
28 and confirmation made by the applicant(s), owner(s), developer(s)
29 and/or any authorized agent(s) or designee(s) that the subject
30 business, development and/or uses on the Subject Property will be
31 operated in strict compliance with all laws. Approval of the Thomas

1 Creek Multi-Use Parcel Conceptual Master Plan does **not** approve,
2 promote or condone any practice or act that is prohibited or
3 restricted by any federal, state or local laws.

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

7

8 Form Approved:

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10 /s/ Mary E. Staffopoulos

11 Office of General Counsel

12 Legislation Prepared By: Kristen Reed

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