

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-747-E**

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 MULTI-USE (MU) SUBJECT TO  
9 FUTURE LAND USE ELEMENT (FLUE) SITE SPECIFIC  
10 POLICY 4.3.18 TO MULTI-USE (MU) SUBJECT TO  
11 REVISED FLUE SITE SPECIFIC POLICY 4.3.18 FOR THE  
12 BRADDOCK FAMILY PARCEL ON APPROXIMATELY 2,235±  
13 ACRES LOCATED IN COUNCIL DISTRICTS 7 AND 8 AT 0  
14 BRADDOCK ROAD, 14400 BRADDOCK ROAD, 0 LEM TURNER  
15 ROAD, 15170 LEM TURNER ROAD, 0 PARETE ROAD SOUTH,  
16 0 YOUNIS ROAD WEST, AND 0 GERALD ROAD, BETWEEN  
17 PARETE ROAD SOUTH AND CONIFER COVE TRAIL, OWNED  
18 BY WILLIAM R. BRADDOCK, ET AL., AS MORE  
19 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO  
20 APPLICATION NUMBER L-5610-21A; ADOPTING REVISED  
21 SITE SPECIFIC POLICY 4.3.18 IN THE FUTURE LAND  
22 USE ELEMENT; ADOPTING SIGN POSTING PLAN PURSUANT  
23 TO SECTION 650.407, *ORDINANCE CODE*; PROVIDING A  
24 DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN  
25 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
26 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
27 DATE.

28  
29 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
30 *Ordinance Code*, Application Number L-5610-21A requesting a revision  
31 to the Future Land Use Map series of the 2030 *Comprehensive Plan* to

1 change the future land use designation from Multi-Use (MU) subject  
2 to Future Land Use Element (FLUE) Site Specific Policy 4.3.18 to  
3 Multi-Use (MU) subject to Revised FLUE Site Specific Policy 4.3.18  
4 for the Braddock Family Parcel has been filed by Wyman Duggan, Esq.,  
5 on behalf of the owners of certain real property located in Council  
6 Districts 7 and 8, as more particularly described in Section 2; and

7 **WHEREAS**, the City, by the adoption of Ordinance 2022-2-E,  
8 approved this Large-Scale Amendment to the *2030 Comprehensive Plan*  
9 for transmittal to the Florida Department of Economic Opportunity  
10 (DEO), as the State Land Planning Agency, and other required state  
11 agencies, for review and comment; and

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

15 **WHEREAS**, the Planning and Development Department reviewed the  
16 proposed revision and application, considered all comments received,  
17 prepared a written report, and rendered an advisory recommendation  
18 to the Council with respect to this proposed amendment; and

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

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

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

31 **WHEREAS**, the City Council further considered all oral and

1 written comments received during public hearings, including the data  
2 and analysis portions of this proposed amendment to the *2030*  
3 *Comprehensive Plan*, the recommendations of the Planning and  
4 Development Department, the LPA, the LUZ Committee and the comments,  
5 if any, of the DEO and the other state reviewing agencies; and

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

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

15 **Section 1. Purpose and Intent.** This Ordinance is adopted  
16 to carry out the purpose and intent of, and exercise the authority  
17 set out in, the Community Planning Act, Sections 163.3161 through  
18 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
19 amended.

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

1 described in **Exhibit 1**, dated September 27, 2021, and graphically  
2 depicted in **Exhibit 2**, both of which are attached hereto and  
3 incorporated herein by this reference (the "Subject Property").

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

8 **Section 4. Adoption of Large-Scale Land Use Amendment.** The  
9 City Council hereby adopts a proposed Large-Scale revision to the  
10 Future Land Use Map series of the *2030 Comprehensive Plan* by changing  
11 the Future Land Use designation of the Subject Property from Multi-  
12 Use (MU) subject to Future Land Use Element (FLUE) Site Specific  
13 Policy 4.3.18 to Multi-Use (MU) subject to Revised FLUE Site Specific  
14 Policy 4.3.18 for the Braddock Family Parcel, pursuant to Application  
15 Number L-5610-21A.

16 **Section 5. Site Specific Policy.** The City Council hereby  
17 adopts the revised FLUE Site Specific Policy 4.3.18 for the Braddock  
18 Family Parcel, dated September 23, 2022, and attached hereto as  
19 **Exhibit 3.**

20 **Section 6. Adopting Sign Posting Plan Pursuant to Section**  
21 **650.407(c)(3), Ordinance Code.** Pursuant to Section 650.407(c)(3),  
22 *Ordinance Code*, the City Council hereby adopts the Sign Posting Plan  
23 dated December 16, 2021, attached hereto as **Exhibit 4**, and finds that  
24 the mailed letters and notices, in conjunction with the Sign Posting  
25 Plan, have provided notice to all affected property owners in  
26 compliance with all state and local laws and regulations.

27 **Section 7. Applicability, Effect and Legal Status.** The  
28 applicability and effect of the *2030 Comprehensive Plan*, as herein  
29 amended, shall be as provided in the Community Planning Act, Sections  
30 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
31 development undertaken by, and all actions taken in regard to

1 development orders by governmental agencies in regard to land which  
2 is subject to the *2030 Comprehensive Plan*, as herein amended, shall  
3 be consistent therewith as of the effective date of this amendment  
4 to the plan.

5       **Section 8.       Effective Date of this Plan Amendment.** Unless  
6 this plan amendment is timely challenged under the procedures set  
7 forth in Section 163.3184(3), *Florida Statutes*, this plan amendment  
8 shall be effective thirty-one (31) days after DEO notifies the City  
9 that the plan amendment or plan amendment package is complete. If  
10 this plan amendment is timely challenged under Section 163.3184(3),  
11 *Florida Statutes*, this plan amendment shall become effective when the  
12 DEO or the Administration Commission enters a final order determining  
13 the adopted amendment to be in compliance. If this plan amendment  
14 is found not to be in compliance under the standards and procedures  
15 set forth in Chapter 163, Part II, *Florida Statutes*, then this plan  
16 amendment shall become effective only by further action by the City  
17 Council. No development orders, development permits, or land uses  
18 dependent on this amendment may be issued or commence before it has  
19 become effective.

20       **Section 9.       Disclaimer.** The amendment granted herein shall  
21 **not** be construed as an exemption from any other applicable local,  
22 state, or federal laws, regulations, requirements, permits or  
23 approvals. All other applicable local, state or federal permits or  
24 approvals shall be obtained before commencement of the development  
25 or use and issuance of this amendment is based upon acknowledgement,  
26 representation and confirmation made by the applicant(s), owner(s),  
27 developer(s) and/or any authorized agent(s) or designee(s) that the  
28 subject business, development and/or use will be operated in strict  
29 compliance with all laws. Issuance of this amendment does **not** approve,  
30 promote or condone any practice or act that is prohibited or  
31 restricted by any federal, state or local laws.

