

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-45**

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 PUBLIC BUILDINGS AND FACILITIES (PBF) AND  
11 LOW DENSITY RESIDENTIAL (LDR) TO REGIONAL  
12 COMMERCIAL (RC) ON APPROXIMATELY 36.76± ACRES  
13 LOCATED IN COUNCIL DISTRICT 4 AT 3800 ST.  
14 JOHNS BLUFF ROAD SOUTH, BETWEEN ST. JOHNS  
15 INDUSTRIAL PARKWAY SOUTH AND ALUMNI WAY, OWNED  
16 BY MOROCCO TEMPLE ASSOCIATION, INC., INCLUDING  
17 PROPOSED SITE SPECIFIC POLICY 4.4.15 IN THE  
18 FUTURE LAND USE ELEMENT, AS MORE PARTICULARLY  
19 DESCRIBED HEREIN, PURSUANT TO APPLICATION  
20 NUMBER L-5328-18A; PROVIDING A DISCLAIMER THAT  
21 THE TRANSMITTAL GRANTED HEREIN SHALL NOT BE  
22 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
23 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

24  
25 **WHEREAS,** pursuant to the provisions of Section 650.402(b),  
26 *Ordinance Code*, Application Number L-5328-18A requesting a revision  
27 to the Future Land Use Map series of the *2030 Comprehensive Plan* to  
28 change the future land use designation from Public Buildings and  
29 Facilities (PBF) and Low Density Residential (LDR) to Regional  
30 Commercial (RC) has been filed by Steve Diebenow, Esq., on behalf  
31 of the owners of certain real property located in Council District

1 4, 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  
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 Public Buildings and Facilities (PBF) and Low  
11 Density Residential (LDR) to Regional Commercial (RC), pursuant to  
12 Application Number L-5328-18A.

13 **Section 2. Subject Property Location and Description.**  
14 The approximately 36.76± acres are located in Council District 4 at  
15 3800 St. Johns Bluff Road South, between St. Johns Industrial  
16 Parkway South and Alumni Way, as more particularly described in  
17 **Exhibit 1**, dated November 29, 2018, and graphically depicted in  
18 **Exhibit 2**, both of which are **attached hereto** and incorporated  
19 herein by this reference (Subject Property).

20 **Section 3. Owner and Applicant Description.** The Subject  
21 Property is owned by Morocco Temple Association, Inc. The  
22 applicant is Steve Diebenow, Esq., One Independent Drive, Suite  
23 1200, Jacksonville, Florida 32202; (904) 301-1269.

24 **Section 4. Site Specific Policy.** Proposed Future Land  
25 Use Element (FLUE) Policy 4.4.15 is included in this transmittal to  
26 the various State agencies for review, as **attached hereto** in  
27 **Exhibit 3**.

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

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

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14 Form Approved:

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16           /s/ Shannon K. Eller          

17 Office of General Counsel

18 Legislation Prepared by: Christopher Schoenig

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