

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-301**

5 AN ORDINANCE TRANSMITTING TO THE STATE OF
6 FLORIDA'S VARIOUS AGENCIES FOR REVIEW, A
7 PROPOSED LARGE SCALE REVISION TO THE FUTURE LAND
8 USE MAP SERIES OF THE 2030 COMPREHENSIVE PLAN TO
9 CHANGE THE FUTURE LAND USE DESIGNATION FROM
10 MULTI-USE (MU) SUBJECT TO FLUE SITE SPECIFIC
11 POLICY 4.3.16 AND PUBLIC BUILDINGS AND
12 FACILITIES (PBF) TO MULTI-USE (MU) SUBJECT TO
13 FLUE SITE SPECIFIC POLICY 4.3.21 ON
14 APPROXIMATELY 1096.57± ACRES LOCATED IN COUNCIL
15 DISTRICT 8 AT 14158 LEM TURNER ROAD AND 0 LEM
16 TURNER ROAD, BETWEEN LEM TURNER ROAD AND
17 BRADDOCK ROAD, OWNED BY LEM TURNER ROAD
18 DEVELOPERS, LLC, AS MORE PARTICULARLY DESCRIBED
19 HEREIN, PURSUANT TO APPLICATION NUMBER L-5533-
20 21A; STRIKING AND ADDING FLUE SITE SPECIFIC
21 POLICIES; PROVIDING A DISCLAIMER THAT THE
22 TRANSMITTAL GRANTED HEREIN SHALL NOT BE
23 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
24 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
25

26 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
27 *Ordinance Code*, Application Number L-5533-21A requesting a revision
28 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
29 change the future land use designation from Multi-Use (MU) subject
30 to FLUE Site Specific Policy 4.3.16 and Public Buildings and
31 Facilities (PBF) to Multi-Use (MU) subject to FLUE Site Specific

1 Policy 4.3.21 has been filed by Wyman Duggan, Esq., on behalf of the
2 owner of certain real property located in Council District 8, as more
3 particularly described in Section 2; and

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

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

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

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

1 of Environmental Protection, the Florida Fish and Wildlife
2 Conservation Commission, the Department of State's Bureau of Historic
3 Preservation, the Florida Department of Education, and the Department
4 of Agriculture 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 approves
7 for transmittal to the various State agencies for review a proposed
8 large scale revision to the Future Land Use Map series of the 2030
9 *Comprehensive Plan* by changing the future land use designation from
10 Multi-Use (MU) subject to FLUE Site Specific 4.3.16 and Public
11 Buildings and Facilities (PBF) to Multi-Use (MU) subject to FLUE Site
12 Specific 4.3.21, pursuant to Application Number L-5533-21A.

13 **Section 2. Subject Property Location and Description.** The
14 approximately 1096.57± acres are located in Council District 8 at
15 14158 Lem Turner Road and 0 Lem Turner Road, between Lem Turner Road
16 and Braddock Road, as more particularly described in **Exhibit 1**, dated
17 May 10, 2021, and graphically depicted in **Exhibit 2**, both of which
18 are **attached hereto** and incorporated herein by this reference (Subject
19 Property).

20 **Section 3. Owner and Applicant Description.** The Subject
21 Property is owned by Lem Turner Road Developers, LLC. The applicant
22 is Wyman Duggan, Esq., 1301 Riverplace Boulevard, Suite 1500,
23 Jacksonville, Florida 32207; (904) 398-3911.

24 **Section 4. Site Specific Policies.** Striking FLUE Policy
25 4.3.16, as **attached hereto** as **Exhibit 3** dated May 1, 2021, and adding
26 FLUE Site Specific Policy 4.3.21, as **attached hereto** as **Exhibit 4**,
27 dated May 1, 2021, is included in this transmittal to the various
28 State agencies for review.

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

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

15
16 /s/ Shannon K. Eller

17 Office of General Counsel

18 Legislation Prepared by: Kristen Reed

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