

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

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 MULTI-USE (MU) SUBJECT TO FLUE SITE
11 SPECIFIC POLICY 4.3.16 AND PUBLIC BUILDINGS
12 AND FACILITIES (PBF) TO MULTI-USE (MU) SUBJECT
13 TO FLUE SITE SPECIFIC POLICY 4.3.21 ON
14 APPROXIMATELY 1096.57± ACRES LOCATED IN
15 COUNCIL DISTRICT 8 AT 14158 LEM TURNER ROAD
16 AND 0 LEM TURNER ROAD, BETWEEN LEM TURNER ROAD
17 AND BRADDOCK ROAD, OWNED BY LEM TURNER ROAD
18 DEVELOPERS, LLC, AS MORE PARTICULARLY
19 DESCRIBED HEREIN, PURSUANT TO APPLICATION
20 NUMBER L-5533-21A; STRIKING AND ADDING FLUE
21 SITE SPECIFIC POLICIES; PROVIDING A DISCLAIMER
22 THAT THE TRANSMITTAL GRANTED HEREIN SHALL NOT
23 BE 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
2 the owner of certain real property located in Council District 8,
3 as more particularly described in Section 2; and

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

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

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

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

1 Florida Department of Transportation, the St. Johns River Water
2 Management District, the Florida Department of Environmental
3 Protection, the Florida Fish and Wildlife Conservation Commission,
4 the Department of State's Bureau of Historic Preservation, the
5 Florida Department of Education, and the Department of Agriculture
6 and Consumer Services; now, therefore

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

8 **Section 1. Purpose and Intent.** The Council hereby
9 approves for transmittal to the various State agencies for review a
10 proposed large scale revision to the Future Land Use Map series of
11 the *2030 Comprehensive Plan* by changing the future land use
12 designation from Multi-Use (MU) subject to FLUE Site Specific
13 4.3.16 and Public Buildings and Facilities (PBF) to Multi-Use (MU)
14 subject to FLUE Site Specific 4.3.21, pursuant to Application
15 Number L-5533-21A.

16 **Section 2. Subject Property Location and Description.**
17 The approximately 1096.57± acres are located in Council District 8
18 at 14158 Lem Turner Road and 0 Lem Turner Road, between Lem Turner
19 Road and Braddock Road, as more particularly described in **Exhibit**
20 **1**, dated May 10, 2021, and graphically depicted in **Exhibit 2**, both
21 of which are **attached hereto** and incorporated herein by this
22 reference (Subject Property).

23 **Section 3. Owner and Applicant Description.** The Subject
24 Property is owned by Lem Turner Road Developers, LLC. The
25 applicant is Wyman Duggan, Esq., 1301 Riverplace Boulevard, Suite
26 1500, Jacksonville, Florida 32207; (904) 398-3911.

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

