

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-715**

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 2045 *COMPREHENSIVE PLAN* TO
9 CHANGE THE FUTURE LAND USE DESIGNATION FROM
10 MULTI-USE (MU) SUBJECT TO FUTURE LAND USE
11 ELEMENT (FLUE) SITE SPECIFIC POLICY 4.3.6 AND
12 COMMUNITY/GENERAL COMMERCIAL (CGC) TO
13 RESIDENTIAL-PROFESSIONAL-INSTITUTIONAL (RPI),
14 ON APPROXIMATELY 71.76± ACRES LOCATED IN COUNCIL
15 DISTRICT 11 AT 0 BAYMEADOWS ROAD, 0 FREEDOM
16 COMMERCE PARKWAY, 0, 8375, 8381 DIX ELLIS TRAIL;
17 8900, 8928, 8935 PROMINENCE PARKWAY; 8875
18 LIBERTY RIDGE DRIVE; 8880 FREEDOM COMMERCE
19 TRAIL, BETWEEN BAYMEADOWS ROAD, PHILIPS HIGHWAY
20 AND INTERSTATE-95 (R.E. NOS. 152683-0005,
21 152683-0280, 152683-0290, 152683-0580, 152683-
22 0700, 152690-0092, 152690-0096, 152690-0280,
23 152690-0290, 152690-0600, 152690-0650, 152690-
24 0700, 152690-0800, 152690-0900, AND 152690-
25 0950), AS MORE PARTICULARLY DESCRIBED HEREIN,
26 OWNED BY DFH PROMINENCE, LP, PURSUANT TO
27 APPLICATION NUMBER L-5967-24A; ADOPTING SIGN
28 POSTING PLAN; PROVIDING A DISCLAIMER THAT THE
29 TRANSMITTAL GRANTED HEREIN SHALL NOT BE
30 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
31 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

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2 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
3 *Ordinance Code*, Application Number L-5967-24A requesting a revision
4 to the Future Land Use Map series of the *2045 Comprehensive Plan* to
5 change the future land use designation from Multi-Use (MU), subject
6 to FLUE Site Specific Policy 4.3.6, and Community/General Commercial
7 (CGC) to Residential-Professional-Institutional (RPI), has been filed
8 by Paul Harden, Esq., on behalf of the owners of certain real property
9 located in Council District 11, as more particularly described in
10 Section 2; and

11 **WHEREAS**, the Planning and Development Department reviewed the
12 proposed revision and application, held a public information workshop
13 on this proposed amendment to the *2045 Comprehensive Plan*, with due
14 public notice having been provided, and having reviewed and considered
15 all comments received during the public workshop, has prepared a
16 written report and rendered an advisory recommendation to the Council
17 with respect to this proposed amendment; and

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

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

28 **WHEREAS**, the City Council held a public hearing on this proposed
29 amendment with public notice having been provided, pursuant to Section
30 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
31 *Code*, and having considered all written and oral comments received

1 during the public hearing, the recommendations of the Planning and
2 Development Department, the LPA, and the LUZ Committee, desires to
3 transmit this proposed amendment through the State's Expedited State
4 Review Process for amendment review to the Florida Commerce, as the
5 State Land Planning Agency, the Northeast Florida Regional Council,
6 the Florida Department of Transportation, the St. Johns River Water
7 Management District, the Florida Department of Environmental
8 Protection, the Florida Fish and Wildlife Conservation Commission,
9 the Department of State's Bureau of Historic Preservation, the Florida
10 Department of Education, the Department of Agriculture and Consumer
11 Services, and to the commanding officers of Naval Air Station
12 Jacksonville, Marine Corps Support Facility - Blount Island, Outlying
13 Land Field Whitehouse, and Naval Station Mayport; now, therefore

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

15 **Section 1. Purpose and Intent.** The Council hereby approves
16 for transmittal to the various state agencies for review a proposed
17 large-scale revision to the Future Land Use Map series of the 2045
18 *Comprehensive Plan* by changing the future land use designation from
19 Multi-Use (MU), subject to FLUE Site Specific Policy 4.3.6 and
20 Community/General Commercial (CGC) to Residential-Professional-
21 Institutional (RPI), pursuant to Application Number L-5967-24A.

22 **Section 2. Subject Property Location and Description.** The
23 approximately 71.76± acres are located in Council District 11 at 0
24 Baymeadows Road, 0 Freedom Commerce Parkway, 0, 8375, 8381 Dix Ellis
25 Trail; 8900, 8928, 8935 Prominence Parkway; 8875 Liberty Ridge Drive;
26 8880 Freedom Commerce Trail, between Baymeadows Road, Philips Highway
27 and Interstate-95 (R.E. Nos. 152683-0005, 152683-0280, 152683-0290,
28 152683-0580, 152683-0700, 152690-0092, 152690-0096, 152690-0280,
29 152690-0290, 152690-0600, 152690-0650, 152690-0700, 152690-0800,
30 152690-0900, and 152690-0950), as more particularly described in
31 **Exhibit 1**, dated July 30, 2024, and graphically depicted in **Exhibit**

1 2, both of which are attached hereto and incorporated herein by this
2 reference (the "Subject Property").

3 **Section 3. Owner and Applicant Description.** The Subject
4 Property is owned by DFH Prominence, LLP. The applicant is Paul
5 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,
6 Florida, 32207; (904) 396-5731.

7 **Section 4. Adopting Sign Posting Plan Pursuant to Section**
8 **650.407(c) (3), Ordinance Code.** Pursuant to Section 650.407(c) (3),
9 Ordinance Code, the City Council hereby adopts the Sign Posting Plan
10 attached hereto as **Exhibit 3**, and finds that the mailed letters and
11 notices, and the Sign Posting Plan, have provided notice to all
12 affected property owners in compliance with all state and local laws
13 and regulations.

14 **Section 5. Disclaimer.** The transmittal granted herein
15 shall not be construed as an exemption from any other applicable
16 local, state, or federal laws, regulations, requirements, permits or
17 approvals. All other applicable local, state or federal permits or
18 approvals shall be obtained before commencement of the development
19 or use and issuance of this transmittal is based upon acknowledgement,
20 representation and confirmation made by the applicant(s), owner(s),
21 developer(s) and/or any authorized agent(s) or designee(s) that the
22 subject business, development and/or use will be operated in strict
23 compliance with all laws. Issuance of this transmittal does not
24 approve, promote or condone any practice or act that is prohibited
25 or restricted by any federal, state or local laws.

26 **Section 5. Effective Date.** This Ordinance shall become
27 effective upon signature by the Mayor or upon becoming effective
28 without the Mayor's signature
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1 Form Approved:

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3 Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Helena Parola

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