

1 Introduced by Council Member Morgan:  
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4 **ORDINANCE 2021-252-E**

5 AN ORDINANCE APPROVING AND AUTHORIZING THE  
6 MAYOR AND CORPORATION SECRETARY TO EXECUTE AND  
7 DELIVER A LAND USE DEVELOPMENT AGREEMENT  
8 BETWEEN THE CITY OF JACKSONVILLE AND INDIGO  
9 SHOPPES, LLC (OWNER), RELATED TO THE KENDALL  
10 TOWN CENTER PLANNED UNIT DEVELOPMENT (PUD) TO  
11 PROVIDE RIGHT-OF-WAY TO THE CITY OF  
12 JACKSONVILLE FOR THE FUTURE EXTENSION OF LONE  
13 STAR ROAD, AS DESCRIBED THEREIN, PURSUANT TO  
14 SECTION 163.3220, ET SEQ., *FLORIDA STATUTES*,  
15 AND PART 2, CHAPTER 655, *ORDINANCE CODE*;  
16 PROVIDING FOR OVERSIGHT BY THE PLANNING AND  
17 DEVELOPMENT DEPARTMENT; PROVIDING AN EFFECTIVE  
18 DATE.

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20 **WHEREAS**, Section 163.3220, et seq., *Florida Statutes*, and Part  
21 2, Chapter 655, *Ordinance Code*, authorize Development Agreements to  
22 encourage a stronger commitment to comprehensive and capital  
23 facilities planning, ensure the provision of adequate public  
24 facilities for development, encourage the efficient use of  
25 resources, and reduce the economic cost of development; and

26 **WHEREAS**, the Planning and Development Department has  
27 recommended approval of the Development Agreement between the City  
28 of Jacksonville and Indigo Shoppes, LLC (Owner), related to the  
29 Kendall Town Center Planned Unit Development (PUD), to provide  
30 right-of-way to the City of Jacksonville for the future extension

1 of Lone Star Road, as described therein; and

2 **WHEREAS**, all notice and public hearing requirements have been  
3 met, pursuant to Section 163.3225, *Florida Statutes*, and Section  
4 655.206, *Ordinance Code*; now, therefore

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

6 **Section 1. Approval of Development Agreement.** The  
7 Development Agreement between the City of Jacksonville and Indigo  
8 Shoppes, LLC, is hereby approved in substantially the same form as  
9 **Exhibit 1, attached hereto.** The Mayor and Corporation Secretary are  
10 authorized to execute said Development Agreement on behalf of the  
11 City, and accept right-of-way as provided therein.

12 **Section 2. Oversight Department.** The Planning and  
13 Development Department shall oversee administration of the  
14 Development Agreement described herein.

15 **Section 3. Effective Date.** This Ordinance shall become  
16 effective upon the signature by the Mayor or upon becoming  
17 effective without the Mayor's Signature.

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19 Form Approved:

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21  /s/ Shannon K. Eller

22 Office of General Counsel

23 Legislation Prepared by Shannon K. Eller

24 GC-#1428561-v1-Lone\_Star\_Road\_Dev\_Agreement