

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-363**

5 AN ORDINANCE ADOPTING A LARGE-SCALE AMENDMENT TO  
6 THE FUTURE LAND USE MAP SERIES OF THE 2045  
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND  
8 USE DESIGNATION FROM RURAL RESIDENTIAL (RR) TO  
9 LOW DENSITY RESIDENTIAL (LDR), ON APPROXIMATELY  
10 79.33± ACRES LOCATED IN COUNCIL DISTRICT 12 AT 0,  
11 11201 AND 11203 BRANAN FIELD ROAD AND 0 DAWSONS  
12 CREEK DRIVE, WEST OF CECIL COMMERCE CENTER  
13 PARKWAY, BETWEEN CESSNA BOULEVARD AND BRANAN  
14 FIELD ROAD, (R.E. NO(S). 002327-0000, 002331-  
15 0000, 002332-0000, 002340-0000, 002341-0000,  
16 002342-0000, AND 002346-0100), OWNED BY KAY C.  
17 HUGHES, RYAN C. POWELL, WILLIAM KEITH FAVER AS  
18 PERSONAL REPRESENTATIVE FOR THE ESTATE OF DENA H.  
19 FAVER, LYNN HOPE DOMENECH AND LINDA JO LOUDY, AS  
20 MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO  
21 APPLICATION NUMBER L-5996-24A; PROVIDING A  
22 DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN  
23 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
24 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
25 DATE.  
26

27 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
28 *Ordinance Code*, Application Number L-5996-24A, requesting a revision  
29 to the Future Land Use Map series of the 2045 *Comprehensive Plan* to  
30 change the future land use designation from Rural Residential (RR),  
31 to Low Density Residential (LDR) has been filed by Paul Harden, Esq.

1 on behalf of the owner of certain real property located in Council  
2 District 12, as more particularly described in Section 2; and

3 **WHEREAS**, the City, by the adoption of Ordinance 2025-89-E,  
4 approved this Large-Scale Amendment to the *2045 Comprehensive Plan*  
5 for transmittal to the Florida Department of Commerce ("DOC")  
6 (formerly the Department of Economic Opportunity), as the State Land  
7 Planning Agency, and other required state agencies, for review and  
8 comment; and

9 **WHEREAS**, by various letters and e-mails, the DOC and other state  
10 reviewing agencies transmitted their comments, if any, regarding this  
11 proposed amendment; and

12 **WHEREAS**, the Planning and Development Department reviewed the  
13 proposed revision and application, considered all comments received,  
14 prepared a written report, and rendered an advisory recommendation  
15 to the Council with respect to this proposed amendment; and

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

21 **WHEREAS**, pursuant to Section 650.406, *Ordinance Code*, the Land  
22 Use and Zoning ("LUZ") Committee held a public hearing on this  
23 proposed amendment, and made its recommendation to the City Council;  
24 and

25 **WHEREAS**, pursuant to Section 163.3184(3), *Florida Statutes*, and  
26 Chapter 650, Part 4, *Ordinance Code*, the City Council held a public  
27 hearing, with public notice having been provided, on this proposed  
28 amendment to the *2045 Comprehensive Plan*; and

29 **WHEREAS**, the City Council further considered all oral and  
30 written comments received during public hearings, including the data  
31 and analysis portions of this proposed amendment to the *2045*

1 *Comprehensive Plan*, the recommendations of the Planning and  
2 Development Department, the LPA, the LUZ Committee, and the comments,  
3 if any, of the DOC and the other state reviewing agencies; and

4       **WHEREAS**, in the exercise of its authority, the City Council has  
5 determined it necessary and desirable to adopt this proposed amendment  
6 to the *2045 Comprehensive Plan* to preserve and enhance present  
7 advantages, encourage the most appropriate use of land, water, and  
8 resources consistent with the public interest, overcome present  
9 deficiencies, and deal effectively with future problems which may  
10 result from the use and development of land within the City of  
11 Jacksonville; now, therefore

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

13       **Section 1.       Purpose and Intent.** This Ordinance is adopted  
14 to carry out the purpose and intent of, and exercise the authority  
15 set out in, the Community Planning Act, Sections 163.3161 through  
16 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
17 amended.

18       **Section 2.       Subject Property Location and Description.** The  
19 approximately 79.33± acres are located in Council District 12 at 0,  
20 11201 and 11203 Branan Field Road and 0 Dawsons Creek Drive, west of  
21 Cecil Commerce Center Parkway, between Cessna Boulevard and Branan  
22 Field Road, (R.E. No(s). 002327-0000, 002331-0000, 002332-0000,  
23 002340-0000, 002341-0000, 002342-0000 and 002346-0100), as more  
24 particularly described in **Exhibit 1**, dated October 22, 2024, and  
25 graphically depicted in **Exhibit 2**, both of which are attached hereto  
26 and incorporated herein by this reference (the "Subject Property").

27       **Section 3.       Owner and Applicant Description.** The Subject  
28 Property is owned by Kay C. Hughes, Ryan C. Powell, William Keith  
29 Faver as Personal Representative for the Estate of Dena H. Faver,  
30 Lynn Hope Domenech and Linda Jo Loudy. The applicant is Paul Harden,  
31 Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida,

32207; (904) 396-5731.

**Section 4. Adoption of Large-Scale Land Use Amendment.** The City Council hereby adopts a proposed Large-Scale revision to the Future Land Use Map series of the *2045 Comprehensive Plan* by changing the Future Land Use designation of the Subject Property from Rural Residential (RR) to Low Density Residential (LDR), pursuant to Application Number L-5996-24A.

**Section 5. Applicability, Effect and Legal Status.** The applicability and effect of the *2045 Comprehensive Plan*, as herein amended, shall be as provided in the Community Planning Act, Sections 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All development undertaken by, and all actions taken in regard to, development orders by governmental agencies in regard to land which is subject to the *2045 Comprehensive Plan*, as herein amended, shall be consistent therewith as of the effective date of this amendment to the plan.

**Section 6. Effective Date of this Plan Amendment.** Unless this plan amendment is timely challenged under the procedures set forth in Section 163.3184(3), *Florida Statutes*, this plan amendment shall be effective thirty-one (31) days after DOC notifies the City that the plan amendment or plan amendment package is complete. If this plan amendment is timely challenged under Section 163.3184(3), *Florida Statutes*, this plan amendment shall become effective when the DOC or the Administration Commission enters a final order determining the adopted amendment to be in compliance. If this plan amendment is found not to be in compliance under the standards and procedures set forth in Chapter 163, Part II, *Florida Statutes*, then this plan amendment shall become effective only by further action by the City Council. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

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

13           **Section 8.       Effective Date.** This Ordinance shall become  
14 effective upon signature by the Mayor or upon becoming effective  
15 without the Mayor's signature.

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17 Form Approved:

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19           /s/ Dylan Reingold          

20 Office of General Counsel

21 Legislation Prepared By: Eric Hinton

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