

1 Introduced by Council Member DeFoor:  
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3

4 **ORDINANCE 2019-869-E**

5 AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT  
6 TO THE FUTURE LAND USE MAP SERIES OF THE 2030  
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND  
8 USE DESIGNATION FROM LOW DENSITY RESIDENTIAL  
9 (LDR) TO LOW DENSITY RESIDENTIAL (LDR) WITH  
10 SITE SPECIFIC FLUE POLICY 4.4.14 ON  
11 APPROXIMATELY 9.11± ACRES LOCATED IN COUNCIL  
12 DISTRICT 14 AT 5236 110<sup>TH</sup> STREET AND 5250 110<sup>TH</sup>  
13 STREET, BETWEEN CATOMA STREET AND ORTEGA FARMS  
14 BOULEVARD, OWNED BY PATRIOT'S LANDING, INC., AS  
15 MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO  
16 APPLICATION NUMBER L-5416-19C AND A COMPANION  
17 SETTLEMENT AGREEMENT; ADOPTING A SITE SPECIFIC  
18 POLICY/TEXT AMENDMENT DIRECTLY RELATED TO THIS  
19 MAP AMENDMENT; PROVIDING A DISCLAIMER THAT THE  
20 AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED  
21 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
22 PROVIDING AN EFFECTIVE DATE.  
23

24 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
25 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an  
26 application for a proposed Small-Scale Amendment to the Future Land  
27 Use Map series (FLUMs) of the *2030 Comprehensive Plan* to change the  
28 Future Land Use designation from Low Density Residential (LDR) to  
29 Low Density Residential (LDR) with Site Specific FLUE Policy 4.4.14  
30 on 9.11± acres of certain real property in Council District 14, was  
31 filed by the City of Jacksonville, on behalf of the owner,

1 Patriot's Landing, Inc., pursuant to the Settlement Agreement  
2 approved by companion Ordinance 2019-868; and

3 **WHEREAS**, the Planning and Development Department reviewed the  
4 proposed revision and application and has prepared a written report  
5 and rendered an advisory recommendation to the City Council with  
6 respect to the proposed amendment; and

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

12 **WHEREAS**, the Land Use and Zoning (LUZ) Committee of the City  
13 Council held a public hearing on this proposed amendment to the  
14 *2030 Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance*  
15 *Code*, considered all written and oral comments received during the  
16 public hearing, and has made its recommendation to the City  
17 Council; and

18 **WHEREAS**, the City Council held a public hearing on this  
19 proposed amendment, with public notice having been provided,  
20 pursuant to Section 163.3187, *Florida Statutes* and Chapter 650,  
21 Part 4, *Ordinance Code*, and considered all oral and written  
22 comments received during public hearings, including the data and  
23 analysis portions of this proposed amendment to the *2030*  
24 *Comprehensive Plan* and the recommendations of the Planning and  
25 Development Department, the Planning Commission and the LUZ  
26 Committee; and

27 **WHEREAS**, in the exercise of its authority, the City Council  
28 has determined it necessary and desirable to adopt this proposed  
29 amendment to the *2030 Comprehensive Plan* to preserve and enhance  
30 present advantages, encourage the most appropriate use of land,  
31 water, and resources consistent with the public interest, overcome

1 present deficiencies, and deal effectively with future problems  
2 which may result from the use and development of land within the  
3 City of Jacksonville; now, therefore

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

5 **Section 1. Purpose and Intent.** This Ordinance is adopted  
6 to carry out the purpose and intent of, and exercise the authority  
7 set out in, the Community Planning Act, Sections 163.3161 through  
8 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
9 amended.

10 **Section 2. Subject Property Location and Description.**  
11 The approximately 9.11± acres (R.E. Nos. 103350-0000 and 103351-  
12 0000) are located in Council District 14 at 5236 110<sup>th</sup> Street and  
13 5250 110<sup>th</sup> Street, between Catoma Street and Ortega Farms Boulevard,  
14 as more particularly described in **Exhibit 1**, dated November 14,  
15 2019, and graphically depicted in **Exhibit 2**, both **attached hereto**  
16 and incorporated herein by this reference (Subject Property).

17 **Section 3. Owner and Applicant Description.** The subject  
18 property is owned by Patriot's Landing, Inc. The applicant is the  
19 City of Jacksonville, 214 North Hogan Street, Suite 300,  
20 Jacksonville, Florida 32202; (904) 255-7800.

21 **Section 4. Adoption of Small-Scale Land Use Amendment.**  
22 The City Council hereby adopts a proposed Small-Scale revision to  
23 the Future Land Use Map series of the *2030 Comprehensive Plan* by  
24 changing the Future Land Use Map designation from Low Density  
25 Residential (LDR) to Low Density Residential (LDR) with Site  
26 Specific FLUE Policy 4.4.14, pursuant to Application Number L-5416-  
27 19C and the Settlement Agreement approved by companion Ordinance  
28 2019-868.

29 **Section 5. Site Specific Policy/Text Amendment.** The  
30 following site specific policy/text amendment shall be applicable  
31 to the Subject Property:

1           **Future Land Use Element (FLUE), Policy 4.4.14**

2           Pursuant to the authority granted by Sec. 163.3187(1)(c),  
3 *Florida Statutes*, Ordinance 2019-869 for a Small-Scale Amendment is  
4 approved subject to the following site specific conditions:

5           1. Pursuant to a Settlement Agreement between the City of  
6 Jacksonville and Patriot's Landing, Inc., dated \_\_\_\_\_, the  
7 total coverage by all buildings and structures within the  
8 Subdivision shall not exceed twenty percent of the total area of  
9 the Subdivision (the "20% Coverage Restriction"). By way of  
10 example and not limitation, if the total area of the Subdivision is  
11 9.11 acres, the total coverage by all buildings and structures  
12 within the Subdivision shall not exceed 79,366.32 square feet of  
13 land area (9.11 x 43,560 x 0.2).

14           2. Development shall be exempt from the APZ 2/II density  
15 limitations established within the Future Land Use Element, and the  
16 directly related implementing land development regulations.

17           **Section 6. Applicability, Effect and Legal Status.** The  
18 applicability and effect of the *2030 Comprehensive Plan*, as herein  
19 amended, shall be as provided in the Community Planning Act,  
20 Sections 163.3161 through 163.3248, *Florida Statutes*, and this  
21 Ordinance. All development undertaken by, and all actions taken in  
22 regard to development orders by governmental agencies in regard to  
23 land which is subject to the *2030 Comprehensive Plan*, as herein  
24 amended, shall be consistent therewith as of the effective date of  
25 this amendment to the plan.

26           **Section 7. Effective date of this Plan Amendment.**

27           (a) If the amendment meets the criteria of Section 163.3187,  
28 *Florida Statutes*, as amended, and is not challenged, the effective  
29 date of this plan amendment shall be thirty-one (31) days after  
30 adoption.

31           (b) If challenged within thirty (30) days after adoption, the

1 plan amendment shall not become effective until the state land  
2 planning agency or the Administration Commission, respectively,  
3 issues a final order determining the adopted Small-Scale Amendment  
4 to be in compliance.

5 (c) Notwithstanding the above, this plan amendment will not  
6 be effective until the Settlement Agreement approved by Ordinance  
7 2019-XXX is executed by all parties.

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

21 **Section 9. Effective Date.** This Ordinance shall become  
22 effective upon signature by the Mayor or upon becoming effective  
23 without the Mayor's signature.

24  
25 Form Approved:

26  
27 /s/ Shannon K. Eller

28 Office of General Counsel

29 Legislation Prepared By: Kristen Reed

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