

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-744**

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 LOW DENSITY RESIDENTIAL
9 (LDR) TO CONSERVATION (CSV) ON APPROXIMATELY
10 221.06± ACRES LOCATED IN COUNCIL DISTRICT 12 AT
11 9412 FEAGLES FARM ROAD, BETWEEN JONES ROAD AND
12 IMESON ROAD (R.E. NO. 003447-0000 (PORTION)),
13 OWNED BY LENNAR HOMES, LLC, AS MORE PARTICULARLY
14 DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER
15 L-5818-23A; PROVIDING A DISCLAIMER THAT THE
16 AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
21 *Ordinance Code*, Application Number L-5818-23A, requesting a revision
22 to the Future Land Use Map series of the *2045 Comprehensive Plan* to
23 change the future land use designation from Low Density Residential
24 (LDR) to Conservation (CSV) has been filed by the City of Jacksonville
25 on behalf of the owner of certain real property located in Council
26 District 12, as more particularly described in Section 2; and

27 **WHEREAS**, the City, by the adoption of Ordinance 2023-292-E,
28 approved this Large-Scale Amendment to the *2045 Comprehensive Plan*
29 for transmittal to the Florida Department of Commerce ("DOC")
30 (formerly the Department of Economic Opportunity), as the State Land
31 Planning Agency, and other required state agencies, for review and

1 comment; and

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

5 **WHEREAS**, the Planning and Development Department reviewed the
6 proposed revision and application, considered all comments received,
7 prepared a written report, and rendered an advisory recommendation
8 to the Council with respect to this proposed amendment; and

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

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

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

22 **WHEREAS**, the City Council further considered all oral and
23 written comments received during public hearings, including the data
24 and analysis portions of this proposed amendment to the *2045*
25 *Comprehensive Plan*, the recommendations of the Planning and
26 Development Department, the LPA, the LUZ Committee, and the comments,
27 if any, of the DOC and the other state reviewing agencies; and

28 **WHEREAS**, in the exercise of its authority, the City Council has
29 determined it necessary and desirable to adopt this proposed amendment
30 to the *2045 Comprehensive Plan* to preserve and enhance present
31 advantages, encourage the most appropriate use of land, water, and

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

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

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

11 **Section 2. Subject Property Location and Description.** The
12 approximately 221.06± acres are located in Council District 12 at
13 9412 Feagles Farm Road, between Jones Road and Imeson Road (R.E. No.
14 003447-0000 (portion)), as more particularly described in **Exhibit 1**,
15 dated March 23, 2023, and graphically depicted in **Exhibit 2**, both of
16 which are attached hereto and incorporated herein by this reference
17 (the "Subject Property").

18 **Section 3. Owner and Applicant Description.** The Subject
19 Property is owned by Lennar Homes, LLC. The applicant is the City
20 of Jacksonville, 214 North Hogan Street, Suite 300, Jacksonville,
21 Florida 32202; (904) 255-7800.

22 **Section 4. Adoption of Large-Scale Land Use Amendment.** The
23 City Council hereby adopts a proposed Large-Scale revision to the
24 Future Land Use Map series of the *2045 Comprehensive Plan* by changing
25 the Future Land Use designation of the Subject Property from Low
26 Density Residential (LDR) to Conservation (CSV), pursuant to
27 Application Number L-5818-23A.

28 **Section 5. Applicability, Effect and Legal Status.** The
29 applicability and effect of the *2045 Comprehensive Plan*, as herein
30 amended, shall be as provided in the Community Planning Act, Sections
31 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All

1 development undertaken by, and all actions taken in regard to,
2 development orders by governmental agencies in regard to land which
3 is subject to the *2045 Comprehensive Plan*, as herein amended, shall
4 be consistent therewith as of the effective date of this amendment
5 to the plan.

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

21 **Section 7. Disclaimer.** The amendment granted herein shall
22 **not** be construed as an exemption from any other applicable local,
23 state, or federal laws, regulations, requirements, permits or
24 approvals. All other applicable local, state or federal permits or
25 approvals shall be obtained before commencement of the development
26 or use and issuance of this amendment is based upon acknowledgement,
27 representation and confirmation made by the applicant(s), owner(s),
28 developer(s) and/or any authorized agent(s) or designee(s) that the
29 subject business, development and/or use will be operated in strict
30 compliance with all laws. Issuance of this amendment does **not** approve,
31 promote or condone any practice or act that is prohibited or

1 restricted by any federal, state or local laws.

2 **Section 8. Effective Date.** This Ordinance shall become
3 effective upon signature by the Mayor or upon becoming effective
4 without the Mayor's signature.

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6 Form Approved:

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8 /s/ Mary E. Staffopoulos

9 Office of General Counsel

10 Legislation Prepared By: Eric Hinton

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