

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-143**

5 AN ORDINANCE AMENDING RESOLUTION 74-1445-498, AS  
6 AMENDED, WHICH APPROVED A DEVELOPMENT ORDER FOR  
7 THE VILLAGES OF ARGYLE, A DEVELOPMENT OF REGIONAL  
8 IMPACT (DRI), PURSUANT TO AN APPLICATION FOR  
9 CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF  
10 REGIONAL IMPACT (THE "AFC") FILED BY NORTH EAST  
11 DISTRICT, FLORIDA ANNUAL CONFERENCE, UNITED  
12 METHODIST CHURCH, INC., AND REGIONAL  
13 DEVELOPMENT, LLC, DATED JANUARY 10, 2024, TO  
14 CHANGE THE DESIGNATION OF 20.00± ACRES (R.E. NO.  
15 002442-1000) ON THE MASTER DEVELOPMENT PLAN MAP  
16 H FROM HUNTING PRESERVE TO MIXED USE TO PERMIT  
17 DEVELOPMENT OF MULTI-FAMILY RESIDENTIAL USES  
18 THROUGH CONVERSION OF OTHER USES, TO DESIGNATE  
19 SAID PROPERTY AS DRI PARCEL 52, AND TO UPDATE  
20 THE DRI DEVELOPMENT ORDER AS FURTHER DESCRIBED  
21 THEREIN; FINDING THAT THESE CHANGES ARE  
22 CONSISTENT WITH THE 2045 COMPREHENSIVE PLAN AND  
23 THE CITY OF JACKSONVILLE LAND DEVELOPMENT  
24 REGULATIONS; DIRECTING THE LEGISLATIVE SERVICES  
25 DIVISION TO FORWARD CERTIFIED COPIES OF THIS  
26 ORDINANCE TO AUTHORIZED AGENTS; PROVIDING AN  
27 EFFECTIVE DATE.

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29 **WHEREAS**, the Council adopted and approved the Villages of Argyle  
30 DRI Development Order by Resolution 74-1445-498, as amended; and

31 **WHEREAS**, North East District, Florida Annual Conference,

1 United Methodist Church, Inc. and Regional Development, LLC, have  
2 submitted an Application for Change to a Previously Approved  
3 Development of Regional Impact (the "AFC"), dated January 10, 2024,  
4 to the City requesting certain changes to the Villages of Argyle DRI  
5 Development Order; and

6 **WHEREAS**, if applicable, said AFC has been submitted to the  
7 appropriate state and local land planning agencies, and has been  
8 reviewed by the City's Planning and Development Department; and

9 **WHEREAS**, the Planning and Development Department has submitted  
10 recommendations regarding the proposed changes to the Villages of  
11 Argyle DRI Development Order; and

12 **WHEREAS**, the Land Use and Zoning Committee has reviewed the AFC  
13 and made its recommendation to Council; and

14 **WHEREAS**, the City Council finds that the proposed changes do not  
15 result in any additional adverse impacts from the originally approved  
16 DRI; and

17 **WHEREAS**, a public hearing was properly noticed and held by the  
18 Council pursuant to Section 380.06, *Florida Statutes*; and

19 **WHEREAS**, after such public hearing and in consideration of the  
20 recommendations made and submitted to the Council, the Council has  
21 made certain findings and determinations; now, therefore

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

23 **Section 1.** The Development Order for the Villages of Argyle DRI  
24 is hereby amended to incorporate the proposed changes and  
25 modifications contained in the AFC dated January 10, 2024, attached  
26 hereto as **Exhibit 1**, which changes are generally described as changing  
27 the designation of 20.00± acres (R.E. No. 002442-1000) on the Master  
28 Development Plan Map H from Hunting Preserve to Mixed Use to permit  
29 development of multi-family residential uses through the conversion  
30 of other uses in the DRI, to designate said parcel as DRI Parcel 52,  
31 and to update the DRI Development Order as further described in the

1 AFC dated January 10, 2024.

2       **Section 2. Findings.** The Council hereby finds and  
3 determines that the changes and modifications set forth in the AFC  
4 dated January 10, 2024, are consistent with the *2045 Comprehensive*  
5 *Plan* and the City's Land Development Regulations.

6       **Section 3. Directing Legislative Services Division to**  
7 **Forward Certified Copies to Authorized Agents.** The Legislative  
8 Services Division is hereby directed to forward a certified copy of  
9 this Ordinance to the authorized agents listed in **Exhibit 1** upon its  
10 effective date.

11       **Section 4. Effective Date.** The enactment of this Ordinance  
12 shall be deemed to constitute a quasi-judicial action of the City  
13 Council and shall become effective upon signature by the Council  
14 President and the Council Secretary.

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16 Form Approved:

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18           /s/ Mary E. Staffopoulos          

19 Office of General Counsel

20 Legislation Prepared By: Mary E. Staffopoulos

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