

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-258**

5 AN ORDINANCE ADOPTING A SMALL-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 MEDIUM DENSITY RESIDENTIAL
9 (MDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) WITH
10 FUTURE LAND USE ELEMENT (FLUE) SITE SPECIFIC
11 POLICY 4.4.40 ON APPROXIMATELY 14.35± ACRES
12 LOCATED IN COUNCIL DISTRICT 7 AT 0 HYATT ROAD
13 AND 0 WOODLAND DRIVE, BETWEEN MAX LEGGETT
14 PARKWAY AND PECAN PARK ROAD (R.E. NOS. 107853-
15 0000 AND 107856-0000), OWNED BY ADVANTIS MCA
16 HYATT, LLC, AS MORE PARTICULARLY DESCRIBED
17 HEREIN, PURSUANT TO APPLICATION NUMBER L-5806-
18 23C; ADOPTING A NEW SITE SPECIFIC POLICY 4.4.40
19 IN THE FUTURE LAND USE ELEMENT; PROVIDING A
20 DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN
21 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
22 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
23 DATE.

24
25 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
26 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an
27 application for a proposed Small-Scale Amendment to the Future Land
28 Use Map series (FLUMs) of the *2045 Comprehensive Plan* to change the
29 future land use designation from Medium Density Residential (MDR) to
30 Medium Density Residential (MDR) with FLUE Site Specific Policy 4.4.40
31 on 14.35± acres of certain real property in Council District 7 was

1 filed by Paul Harden, Esq., on behalf of the owner, Advantis MCA
2 Hyatt, LLC; 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, with
9 due public notice having been provided, reviewed and considered
10 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 *2045*
14 *Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*,
15 considered all written and oral comments received during the public
16 hearing, and has made its recommendation to the City Council; and

17 **WHEREAS**, the City Council held a public hearing on this proposed
18 amendment, with public notice having been provided, pursuant to
19 Section 163.3187, *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
20 *Code*, and considered all oral and written comments received during
21 public hearings, including the data and analysis portions of this
22 proposed amendment to the *2045 Comprehensive Plan* and the
23 recommendations of the Planning and Development Department, the
24 Planning Commission and the LUZ Committee; and

25 **WHEREAS**, in the exercise of its authority, the City Council has
26 determined it necessary and desirable to adopt this proposed amendment
27 to the *2045 Comprehensive Plan* to preserve and enhance present
28 advantages, encourage the most appropriate use of land, water, and
29 resources consistent with the public interest, overcome present
30 deficiencies, and deal effectively with future problems which may
31 result from the use and development of land within the City of

1 Jacksonville; now, therefore

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

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

8 **Section 2. Subject Property Location and Description.** The
9 approximately 14.35± acres are located in Council District 7 at 0
10 Hyatt Road and 0 Woodland Drive, between Max Leggett Parkway and
11 Pecan Park Road (R.E. Nos. 107853-0000 and 107856-0000), as more
12 particularly described in **Exhibit 1**, dated February 15, 2023, and
13 graphically depicted in **Exhibit 2**, both attached hereto and
14 incorporated herein by this reference (the "Subject Property").

15 **Section 3. Owner and Applicant Description.** The Subject
16 Property is owned by Advantis MCA Hyatt, LLC. The applicant is Paul
17 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,
18 Florida 32207; (904) 396-5731.

19 **Section 4. Adoption of Small-Scale Land Use Amendment.** The
20 City Council hereby adopts a proposed Small-Scale revision to the
21 Future Land Use Map series of the *2045 Comprehensive Plan* by changing
22 the Future Land Use Map designation of the Subject Property from
23 Medium Density Residential (MDR) to Medium Density Residential (MDR)
24 with FLUE Site Specific Policy 4.4.40, pursuant to Small-Scale
25 Application Number L-5806-23C.

26 **Section 5. Site Specific Policy.** Future Land Use Element
27 (FLUE) Site Specific Policy 4.4.40 dated April 10, 2023, attached
28 hereto as **Exhibit 3**, is hereby adopted.

29 **Section 6. Applicability, Effect and Legal Status.** The
30 applicability and effect of the *2045 Comprehensive Plan*, as herein
31 amended, shall be as provided in the Community Planning Act, Sections

1 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All
2 development undertaken by, and all actions taken in regard to
3 development orders by governmental agencies in regard to land which
4 is subject to the *2045 Comprehensive Plan*, as herein amended, shall
5 be consistent therewith as of the effective date of this amendment
6 to the plan.

7 **Section 7. Effective Date of this Plan Amendment.**

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

12 (b) If challenged within thirty (30) days after adoption, the
13 plan amendment shall not become effective until the state land
14 planning agency or the Administration Commission, respectively,
15 issues a final order determining the adopted Small-Scale Amendment
16 to be in compliance.

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

29 **Section 9. Effective Date.** This Ordinance shall become
30 effective upon signature by the Mayor or upon becoming effective
31 without the Mayor's signature.

1 Form Approved:

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3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Krista Fogarty

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