

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-89**

AN ORDINANCE TRANSMITTING TO THE STATE OF FLORIDA'S VARIOUS AGENCIES FOR REVIEW, A PROPOSED LARGE-SCALE REVISION TO THE FUTURE LAND USE MAP SERIES OF THE *2045 COMPREHENSIVE PLAN* TO CHANGE THE FUTURE LAND USE DESIGNATION FROM RURAL RESIDENTIAL (RR) TO LOW DENSITY RESIDENTIAL (LDR), ON APPROXIMATELY 79.33± ACRES LOCATED IN COUNCIL DISTRICT 12 AT 0, 11201 AND 11203 BRANAN FIELD ROAD AND 0 DAWSONS CREEK DRIVE, WEST OF CECIL COMMERCE CENTER PARKWAY, BETWEEN CESSNA BOULEVARD AND BRANAN FIELD ROAD, (R.E. NO(S). 002327-0000, 002331-0000, 002332-0000, 002340-0000, 002341-0000, 002342-0000, AND 002346-0100), AS MORE PARTICULARLY DESCRIBED HEREIN, OWNED BY KAY C. HUGHES, RYAN C. POWELL, KEITH FAVER AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF DENA H. FAVER, LYNN HOPE DOMENECH AND LINDA JO LOUDY, PURSUANT TO APPLICATION NUMBER L-5996-24A; PROVIDING A DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** pursuant to the provisions of Section 650.402(b), *Ordinance Code*, Application Number L-5996-24A requesting a revision to the Future Land Use Map series of the *2045 Comprehensive Plan* to change the future land use designation from Rural Residential (RR),

1 to Low Density Residential (LDR), has been filed by Paul Harden,  
2 Esq., on behalf of the owners of certain real property located in  
3 Council District 12, as more particularly described in Section 2; and

4 **WHEREAS**, the Planning and Development Department reviewed the  
5 proposed revision and application, held a public information workshop  
6 on this proposed amendment to the *2045 Comprehensive Plan*, with due  
7 public notice having been provided, and having reviewed and considered  
8 all comments received during the public workshop, has prepared a  
9 written report and rendered an advisory recommendation to the Council  
10 with respect to this proposed amendment; and

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

16 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public  
17 hearing on this proposed amendment pursuant to Chapter 650, Part 4,  
18 *Ordinance Code*, and having considered all written and oral comments  
19 received during the public hearing, has made its recommendation to  
20 the Council; and

21 **WHEREAS**, the City Council held a public hearing on this proposed  
22 amendment with public notice having been provided, pursuant to Section  
23 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*  
24 *Code*, and having considered all written and oral comments received  
25 during the public hearing, the recommendations of the Planning and  
26 Development Department, the LPA, and the LUZ Committee, desires to  
27 transmit this proposed amendment through the State's Expedited State  
28 Review Process for amendment review to the Florida Commerce, as the  
29 State Land Planning Agency, the Northeast Florida Regional Council,  
30 the Florida Department of Transportation, the St. Johns River Water  
31 Management District, the Florida Department of Environmental

Protection, the Florida Fish and Wildlife Conservation Commission, the Department of State's Bureau of Historic Preservation, the Florida Department of Education, the Department of Agriculture and Consumer Services, and to the commanding officers of Naval Air Station Jacksonville, Marine Corps Support Facility - Blount Island, Outlying Land Field Whitehouse, and Naval Station Mayport; now, therefore

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

**Section 1. Purpose and Intent.** The Council hereby approves for transmittal to the various state agencies for review a proposed large-scale revision to the Future Land Use Map series of the 2045 *Comprehensive Plan* by changing the future land use designation from Rural Residential (RR) to Low Density Residential (LDR), pursuant to Application Number L-5996-24A.

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

**Section 3. Owner and Applicant Description.** The Subject Property is owned by Kay c. Hughes, Ryan C. Powell, Keith Faver as Personal Representative for the Estate of Dena H. Faver, Lynn Hope Domenech and Linda Jo Loudy. The applicant is Paul Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida, 32207; (904) 396-5731.

**Section 4. Disclaimer.** The transmittal granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or

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

10 **Section 5. Effective Date.** This Ordinance shall become  
11 effective upon signature by the Mayor or upon becoming effective  
12 without the Mayor's signature  
13  
14  
15

16 Form Approved:  
17

18 /s/ Dylan Reingold

19 Office of General Counsel

20 Legislation Prepared By: Eric Hinton

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