

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-103**

5 AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO  
6 THE FUTURE LAND USE MAP SERIES OF THE 2030  
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND  
8 USE DESIGNATION FROM NEIGHBORHOOD COMMERCIAL (NC)  
9 TO MEDIUM DENSITY RESIDENTIAL (MDR) ON  
10 APPROXIMATELY 1.61± ACRES LOCATED IN COUNCIL  
11 DISTRICT 11 AT 7981 BAYMEADOWS CIRCLE WEST,  
12 BETWEEN BAYMEADOWS CIRCLE EAST AND BAYMEADOWS  
13 CIRCLE WEST, OWNED BY D.R. HORTON, INC. -  
14 JACKSONVILLE, AS MORE PARTICULARLY DESCRIBED  
15 HEREIN, PURSUANT TO APPLICATION NUMBER L-5508-  
16 20C; PROVIDING A DISCLAIMER THAT THE AMENDMENT  
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
19 PROVIDING AN EFFECTIVE DATE.  
20

21 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
22 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an  
23 application for a proposed Small-Scale Amendment to the Future Land  
24 Use Map series (FLUMs) of the *2030 Comprehensive Plan* to change the  
25 Future Land Use designation from Neighborhood Commercial (NC) to  
26 Medium Density Residential (MDR) on 1.61± acres of certain real  
27 property in Council District 11, was filed by T.R. Hainline, Esq.,  
28 on behalf of the owner, D.R. Horton, Inc. - Jacksonville; and

29 **WHEREAS**, the Planning and Development Department reviewed the  
30 proposed revision and application and has prepared a written report  
31 and rendered an advisory recommendation to the City Council with

1 respect to the proposed amendment; and

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

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

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

20 **WHEREAS**, in the exercise of its authority, the City Council has  
21 determined it necessary and desirable to adopt this proposed amendment  
22 to the *2030 Comprehensive Plan* to preserve and enhance present  
23 advantages, encourage the most appropriate use of land, water, and  
24 resources consistent with the public interest, overcome present  
25 deficiencies, and deal effectively with future problems which may  
26 result from the use and development of land within the City of  
27 Jacksonville; now, therefore

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

29 **Section 1. Purpose and Intent.** This Ordinance is adopted  
30 to carry out the purpose and intent of, and exercise the authority  
31 set out in, the Community Planning Act, Sections 163.3161 through

1 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
2 amended.

3       **Section 2. Subject Property Location and Description.** The  
4 approximately 1.61± acres (R.E. No. 148521-4015 (portion)) are  
5 located in Council District 11 at 7981 Baymeadows Circle West, between  
6 Baymeadows Circle East and Baymeadows Circle West, as more  
7 particularly described in **Exhibit 1**, dated December 12, 2020, and  
8 graphically depicted in **Exhibit 2**, both **attached hereto** and  
9 incorporated herein by this reference (Subject Property).

10       **Section 3. Owner and Applicant Description.** The Subject  
11 Property is owned by D.R. Horton, Inc. - Jacksonville. The applicant  
12 is T.R. Hainline, Esq., 1301 Riverplace Boulevard, Suite 1500,  
13 Jacksonville, Florida 32207; (904) 346-5531.

14       **Section 4. Adoption of Small-Scale Land Use Amendment.** The  
15 City Council hereby adopts a proposed Small-Scale revision to the  
16 Future Land Use Map series of the *2030 Comprehensive Plan* by changing  
17 the Future Land Use Map designation from Neighborhood Commercial (NC)  
18 to Medium Density Residential (MDR), pursuant to Application Number  
19 L-5508-20C.

20       **Section 5. Applicability, Effect and Legal Status.** The  
21 applicability and effect of the *2030 Comprehensive Plan*, as herein  
22 amended, shall be as provided in the Community Planning Act, Sections  
23 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
24 development undertaken by, and all actions taken in regard to  
25 development orders by governmental agencies in regard to land which  
26 is subject to the *2030 Comprehensive Plan*, as herein amended, shall  
27 be consistent therewith as of the effective date of this amendment  
28 to the plan.

29       **Section 6. Effective date of this Plan Amendment.**

30       (a) If the amendment meets the criteria of Section 163.3187,  
31 *Florida Statutes*, as amended, and is not challenged, the effective

