

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-794**

5 AN ORDINANCE AMENDING ORDINANCE 2001-13-E, AS
6 AMENDED, WHICH APPROVED A DEVELOPMENT ORDER FOR
7 THE NOCATEE DEVELOPMENT OF REGIONAL IMPACT
8 (DRI), INITIATED BY THE CITY OF JACKSONVILLE TO
9 PROVIDE FOR A FIRE STATION AT THE MOST
10 EFFECTIVE LOCATION WITHIN THE DRI; FINDING THAT
11 THESE CHANGES ARE CONSISTENT WITH THE 2030
12 *COMPREHENSIVE PLAN*, THE CITY OF JACKSONVILLE'S
13 LAND DEVELOPMENT REGULATIONS, AND SECTION
14 380.06, *FLORIDA STATUTES*; PROVIDING AN
15 EFFECTIVE DATE.
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17 **WHEREAS**, the Council adopted and approved the Nocatee DRI
18 Development Order by Ordinance 2001-13-E, and subsequently, has
19 amended the Development Order by various Ordinances; and

20 **WHEREAS**, the City of Jacksonville requests certain changes to
21 the Nocatee DRI Development Order to provide for a fire station at
22 the most effective location within the DRI; and

23 **WHEREAS**, the request has been reviewed by the City's Planning
24 and Development Department; and

25 **WHEREAS**, the Planning and Development Department has submitted
26 recommendations concerning the request; and

27 **WHEREAS**, the Land Use and Zoning Committee has reviewed the
28 request, and made its recommendation to the Council; and

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

31 **WHEREAS**, after such public hearing and in consideration of the

1 recommendations made and submitted to the Council, the Council has
2 made certain findings and determinations; now, therefore

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

4 **Section 1. Development Order Amended.** Section 28 of
5 the Development Order for the Nocatee DRI is hereby amended as
6 follows:

7 **Section 28. Police and Fire Protection.** Up to two
8 (2) net developable acres shall be conveyed to the City of
9 Jacksonville free and clear of liens and encumbrances at a mutually
10 acceptable location ~~within the Town Center Village~~ to address
11 impacts of the DRI for a fire station and/or a Jacksonville
12 Sheriff's Office "stop" station. This site shall be donated to the
13 City of Jacksonville after commencement of Phase III or thereafter.
14 For this site, the Developer will either provide stormwater
15 treatment through a centralized stormwater treatment system located
16 off-site or will convey additional acreage upon which sufficiently
17 sized stormwater treatment areas for the site may be located.

18 **Section 2. Consistency.** The Council hereby finds and
19 determines that the changes and modifications set forth in Section
20 1 of this Ordinance are consistent with the *2030 Comprehensive*
21 *Plan*, the City of Jacksonville's Land Development Regulations, and
22 Section 380.06, *Florida Statutes*.

23 **Section 3. Notice.** The Legislative Services Division is
24 hereby directed to forward a certified copy of this Ordinance to
25 the following, immediately upon its effective date: Planning and
26 Development Department, 214 North Hogan Street, Suite 300,
27 Jacksonville, Florida 32202.

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

1 Form Approved:

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3 /s/ Shannon K. Eller

4 Office of General Counsel

5 Legislation Prepared By: Shannon K. Eller

6 GC-#1318687-v1-Nocatee_DRI_-_Fire_Station