

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-497

AN ORDINANCE AMENDING RESOLUTION 89-821-339, AS AMENDED, WHICH APPROVED A DEVELOPMENT ORDER FOR THE FLAGLER CENTER (F/K/A GRAN PARK AT JACKSONVILLE), A DEVELOPMENT OF REGIONAL IMPACT (DRI), PURSUANT TO AN APPLICATION FOR CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (THE "AFC") FILED BY JAX LC OWNER 2, LLC AND JAX LC OWNER 3, LLC, AND DATED JUNE 3, 2025, AS REVISED JULY 2, 2025, TO (I) REVISE MAP H CONCEPTUAL MASTER PLAN TO ADD RESIDENTIAL AS A PERMITTED USE ON THE PROPERTY, (II) INCREASE THE MAXIMUM AMOUNT OF MULTI-FAMILY RESIDENTIAL DEVELOPMENT ALLOWED BY THE LAND USE CONVERSION MINIMUMS AND MAXIMUMS TABLE; (III) EXTEND BY FIVE (5) YEARS THE PHASE II, BUILDOUT, TERMINATION AND DOWNZONING PROTECTION DATES FOR ALL LANDS IN THE DRI OTHER THAN THE COMBINED PARCEL; (IV) EXTEND BY TEN (10) YEARS THE BUILDOUT DATE FOR THE COMBINED PARCEL; AND (V) EXTEND BY FIVE (5) YEARS THE EXPIRATION DATE FOR THE COMBINED PARCEL; FINDING THAT THESE CHANGES ARE CONSISTENT WITH THE 2045 COMPREHENSIVE PLAN AND THE CITY OF JACKSONVILLE LAND DEVELOPMENT REGULATIONS; DIRECTING THE LEGISLATIVE SERVICES DIVISION TO FORWARD CERTIFIED COPIES OF THIS ORDINANCE TO AUTHORIZED AGENTS; PROVIDING AN EFFECTIVE DATE.

1
2 **WHEREAS**, the Council adopted and approved the Flagler Center
3 (f/k/a Gran Park at Jacksonville) DRI Development Order by Resolution
4 89-821-339, as amended; and

5 **WHEREAS**, Jax LC Owner 2, LLC and Jax LC Owner 3, LLC, have
6 submitted an Application for Change to a Previously Approved
7 Development of Regional Impact (the "AFC"), dated June 3, 2025, as
8 revised July 2, 2025, to the City requesting certain changes to the
9 Flagler Center (f/k/a Gran Park at Jacksonville) DRI Development
10 Order; and

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

14 **WHEREAS**, the Planning and Development Department has submitted
15 recommendations regarding the proposed changes to the Flagler Center
16 (f/k/a Gran Park at Jacksonville) DRI Development Order; and

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

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

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

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

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

28 **Section 1.** The Development Order for the Flagler Center
29 (f/k/a Gran Park at Jacksonville) DRI is hereby amended to incorporate
30 the proposed changes and modifications contained in the AFC dated
31 June 3, 2025, as revised July 2, 2025, attached hereto as **Exhibit 1**,

1 which changes are generally described as (i) revising Map H Conceptual
2 Master Plan to add Residential as a permitted use on the Property;
3 (ii) increase the maximum amount of multi-family residential
4 development allowed by the land use conversion minimums and maximums
5 table; (iii) extend by five (5) years the phase II, buildout,
6 termination and downzoning protection dates for all lands in the DRI
7 other than the Combined Parcel; (iv) extend by ten (10) years the
8 buildout date for the Combined Parcel; and (v) extend by five (5)
9 years the expiration date for the Combined Parcel.

10 **Section 2.** The Council hereby finds and determines that the
11 changes and modifications set forth in the AFC dated June 3, 2025,
12 as revised July 2, 2025, are consistent with the *2045 Comprehensive*
13 *Plan* and the City's Land Development Regulations.

14 **Section 3. Directing Legislative Services Division to**
15 **Forward Certified Copies to Authorized Agents.** The Legislative
16 Services Division is hereby directed to forward a certified copy of
17 this Ordinance to the authorized agents listed in **Exhibit 1** upon its
18 effective date.

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

23
24 Form Approved:

25
26 /s/ Dylan Reingold

27 Office of General Counsel

28 Legislation Prepared By: Dylan Reingold

29 GC-#1698072-v1-2025-497_(Flagler_DRI).docx