

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-606**

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 LOW DENSITY RESIDENTIAL
9 (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) WITH
10 FUTURE LAND USE ELEMENT (FLUE) SITE SPECIFIC
11 POLICY 4.4.44 ON APPROXIMATELY 10.10± ACRES
12 LOCATED IN COUNCIL DISTRICT 12 AT 9997 103RD
13 STREET, BETWEEN CONNIE JEAN ROAD AND BRIGHTON
14 PARK LANE (R.E. NO(S). 012988-0000), OWNED BY
15 WESTVIEW SIGNATURE, LLC, AS MORE PARTICULARLY
16 DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER
17 L-5931-24C; ADOPTING A NEW SITE SPECIFIC POLICY
18 4.4.44 IN THE FUTURE LAND USE ELEMENT; PROVIDING
19 A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN
20 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
21 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
22 DATE.
23

24 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
25 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an
26 application for a proposed Small-Scale Amendment to the Future Land
27 Use Map series (FLUMs) of the *2045 Comprehensive Plan* to change the
28 future land use designation from Low Density Residential (LDR) to
29 Medium Density Residential (MDR) with Future Land Use Element (FLUE)
30 Site Specific Policy 4.4.44 on 10.10± acres of certain real property
31 in Council District 12 was filed by M. Hayden Phillips on behalf of

1 the owner, Westview Signature, LLC; and

2 **WHEREAS**, the Planning and Development Department reviewed the
3 proposed revision and application and has prepared a written report
4 and rendered an advisory recommendation to the City Council with
5 respect to the proposed amendment; and

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

11 **WHEREAS**, the Land Use and Zoning (LUZ) Committee of the City
12 Council held a public hearing on this proposed amendment to the *2045*
13 *Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*,
14 considered all written and oral comments received during the public
15 hearing, and has made its recommendation to the City Council; and

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

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

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

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

7 **Section 2. Subject Property Location and Description.** The
8 approximately 10.10± acres are located in Council District 12 at 9997
9 103rd Street, between Connie Jean Road and Brighton Park Lane (R.E.
10 No(s). 012988-0000), as more particularly described in **Exhibit 1**,
11 dated April 1, 2024, and graphically depicted in **Exhibit 2**, both
12 attached hereto and incorporated herein by this reference (the
13 "Subject Property").

14 **Section 3. Owner and Applicant Description.** The Subject
15 Property is owned by Westview Signature, LLC. The applicant is M.
16 Hayden Phillips, 1301 Riverplace Boulevard, Suite 1500, Jacksonville,
17 Florida, 32207; (904) 346-5535.

18 **Section 4. Adoption of Small-Scale Land Use Amendment.** The
19 City Council hereby adopts a proposed Small-Scale revision to the
20 Future Land Use Map series of the *2045 Comprehensive Plan* by changing
21 the Future Land Use Map designation of the Subject Property from Low
22 Density Residential (LDR) to Medium Density Residential (MDR) with
23 Future Land Use Element (FLUE) Site Specific Policy 4.4.44, pursuant
24 to Small-Scale Application Number L-5931-24C.

25 **Section 5. Site Specific Policy.** Future Land Use Element
26 (FLUE) Site Specific Policy 4.4.44 dated July 22, 2024, attached
27 hereto as **Exhibit 3**, is hereby adopted.

28 **Section 6. Applicability, Effect and Legal Status.** The
29 applicability and effect of the *2045 Comprehensive Plan*, as herein
30 amended, shall be as provided in the Community Planning Act, Sections
31 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All

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

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

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

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

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

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

1 Form Approved:

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3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Eric Hinton

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