

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2020-346**

5 AN ORDINANCE AMENDING RESOLUTION 89-821-339, AS
6 AMENDED, WHICH APPROVED A DEVELOPMENT ORDER FOR
7 THE FLAGLER CENTER (F/K/A GRAN PARK AT
8 JACKSONVILLE), A DEVELOPMENT OF REGIONAL IMPACT
9 (DRI), PURSUANT TO AN APPLICATION FOR CHANGE TO
10 A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL
11 IMPACT (AFC) FILED BY FLORIDA EAST COAST
12 RAILWAY, LLC, AND DATED MARCH 12, 2020, TO
13 INCREASE THE MAXIMUM MULTI-FAMILY RESIDENTIAL
14 UNITS PERMITTED FROM 2,600 TO 3,200 THROUGH
15 CONVERSION OF OTHER USES; PROVIDING AN
16 EFFECTIVE DATE.
17

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

21 **WHEREAS**, Florida East Coast Railway, LLC, has submitted an
22 Application for Change to a Previously Approved Development of
23 Regional Impact (AFC), dated March 12, 2020, to the City,
24 requesting certain changes to the Flagler Center DRI Development
25 Order; and

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

29 **WHEREAS**, the Planning and Development Department has submitted
30 recommendations concerning said proposed changes to the Flagler
31 Center DRI Development Order; and

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

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

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

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

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

12 **Section 1.** The Development Order for the Flagler Center
13 DRI is hereby amended to incorporate the proposed changes and
14 modifications contained in the AFC dated March 12, 2020, and
15 **attached hereto** as **Exhibit 1**, which changes are generally described
16 as follows:

17 (a) Increase the maximum multi-family residential units
18 permitted from 2,600 to 3,200 through conversion of other uses.

19 **Section 2.** The Council hereby finds and determines that
20 the changes and modifications set forth in the AFC dated March 12,
21 2020, are consistent with the *2030 Comprehensive Plan* and the Land
22 Development Regulations.

23 **Section 3.** The Legislative Services Division is hereby
24 directed to forward a certified copy of this Ordinance to the
25 following, immediately upon its effective date: Raymond J.
26 Spofford, AICP, England-Thims & Miller, Inc., 14775 Old St.
27 Augustine Road, Jacksonville, Florida 32258, as agent for Florida
28 East Coast Railway, LLC.

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

1 Council President and the Council Secretary.

2

3 Form Approved:

4

5 /s/ Shannon K. Eller

6 Office of General Counsel

7 Legislation Prepared By: Kristen Reed

8 GC-#1370155-v1-Flagler_Center_DRI_DO_Amended.doc