

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-292**

5 AN ORDINANCE TRANSMITTING TO THE STATE OF  
6 FLORIDA'S VARIOUS AGENCIES FOR REVIEW, A  
7 PROPOSED LARGE SCALE REVISION TO THE FUTURE LAND  
8 USE MAP SERIES OF THE *2045 COMPREHENSIVE PLAN* TO  
9 CHANGE THE FUTURE LAND USE DESIGNATION FROM LOW  
10 DENSITY RESIDENTIAL (LDR) TO CONSERVATION (CSV)  
11 ON APPROXIMATELY 221.06± ACRES LOCATED IN  
12 COUNCIL DISTRICT 8 AT 9412 FEAGLES FARM ROAD,  
13 BETWEEN JONES ROAD AND IMESON ROAD (R.E. NO.  
14 003447-0000 (PORTION)), OWNED BY LENNAR HOMES,  
15 LLC, AS MORE PARTICULARLY DESCRIBED HEREIN,  
16 PURSUANT TO APPLICATION NUMBER L-5818-23A;  
17 PROVIDING A DISCLAIMER THAT THE TRANSMITTAL  
18 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
19 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
20 PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
23 *Ordinance Code*, Application Number L-5818-23A requesting a revision  
24 to the Future Land Use Map series of the *2045 Comprehensive Plan* to  
25 change the future land use designation from Low Density Residential  
26 (LDR) to Conservation (CSV) has been filed by the City of Jacksonville  
27 on behalf of the owner of certain real property located in Council  
28 District 8, as more particularly described in Section 2; and

29 **WHEREAS**, the Planning and Development Department reviewed the  
30 proposed revision and application, held a public information workshop  
31 on this proposed amendment to the *2045 Comprehensive Plan*, with due

1 public notice having been provided, and having reviewed and considered  
2 all comments received during the public workshop, has prepared a  
3 written report and rendered an advisory recommendation to the Council  
4 with respect to this proposed amendment; and

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

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

15 **WHEREAS**, the City Council held a public hearing on this proposed  
16 amendment with public notice having been provided, pursuant to Section  
17 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*  
18 *Code*, and having considered all written and oral comments received  
19 during the public hearing, the recommendations of the Planning and  
20 Development Department, the LPA, and the LUZ Committee, desires to  
21 transmit this proposed amendment through the State's Expedited State  
22 Review Process for amendment review to the Florida Department of  
23 Economic Opportunity, as the State Land Planning Agency, the Northeast  
24 Florida Regional Council, the Florida Department of Transportation,  
25 the St. Johns River Water Management District, the Florida Department  
26 of Environmental Protection, the Florida Fish and Wildlife  
27 Conservation Commission, the Department of State's Bureau of Historic  
28 Preservation, the Florida Department of Education, the Department of  
29 Agriculture and Consumer Services, and to the commanding officers of  
30 Naval Air Station Jacksonville, Marine Corps Support Facility - Blount  
31 Island, Outlying Land Field Whitehouse, and Naval Station Mayport;

1 now, therefore

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

3 **Section 1. Purpose and Intent.** The Council hereby approves  
4 for transmittal to the various State agencies for review a proposed  
5 large-scale revision to the Future Land Use Map series of the 2045  
6 *Comprehensive Plan* by changing the future land use designation from  
7 Low Density Residential (LDR) to Conservation (CSV), pursuant to  
8 Application Number L-5818-23A.

9 **Section 2. Subject Property Location and Description.** The  
10 approximately 221.06± acres are located in Council District 8 at 9412  
11 Feagles Farm Road, between Jones Road and Imeson Road (R.E. No.  
12 003447-0000 (portion)), as more particularly described in **Exhibit 1**,  
13 dated March 23, 2023, and graphically depicted in **Exhibit 2**, both of  
14 which are attached hereto and incorporated herein by this reference  
15 (the "Subject Property").

16 **Section 3. Owner and Applicant Description.** The Subject  
17 Property is owned by Lennar Homes, LLC. The applicant is the City  
18 of Jacksonville, 214 North Hogan Street, Suite 300, Jacksonville,  
19 Florida 32202; (904) 255-7800.

20 **Section 4. Disclaimer.** The transmittal granted herein  
21 shall not be construed as an exemption from any other applicable  
22 local, state, or federal laws, regulations, requirements, permits or  
23 approvals. All other applicable local, state or federal permits or  
24 approvals shall be obtained before commencement of the development  
25 or use and issuance of this transmittal is based upon acknowledgement,  
26 representation and confirmation made by the applicant(s), owner(s),  
27 developer(s) and/or any authorized agent(s) or designee(s) that the  
28 subject business, development and/or use will be operated in strict  
29 compliance with all laws. Issuance of this transmittal does not  
30 approve, promote or condone any practice or act that is prohibited  
31 or restricted by any federal, state or local laws.

1           **Section 5.           Effective Date.**   This Ordinance shall become  
2 effective upon signature by the Mayor or upon becoming effective  
3 without the Mayor's signature.

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5 Form Approved:

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7                     /s/   Mary E. Staffopoulos          

8 Office of General Counsel

9 Legislation Prepared by: Helena Parola

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