

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-410**

5 AN ORDINANCE AMENDING RESOLUTION 73-1109-319, AS
6 AMENDED, WHICH APPROVED A DEVELOPMENT ORDER FOR
7 WESTLAKE, A DEVELOPMENT OF REGIONAL IMPACT
8 (DRI), PURSUANT TO AN APPLICATION FOR CHANGES TO
9 A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL
10 IMPACT (AFC) FILED BY WESTLAKE LAND MANAGEMENT,
11 INC., ET AL., AND DATED JUNE 9, 2023, WHICH
12 CHANGES ARE GENERALLY DESCRIBED AS ADDING 19.37±
13 ACRES (R.E. NOS. 003369-0010, 003369-0020,
14 003369-0030 AND 003373-0010) TO THE DRI,
15 AMENDING THE MASTER DEVELOPMENT PLAN MAP H TO
16 INCORPORATE THE ADDED PROPERTY AS A PORTION OF
17 DRI PARCEL 3 AND PROVIDING FOR LAND USE
18 CONVERSIONS; DIRECTING THE LEGISLATIVE SERVICES
19 DIVISION TO FORWARD A CERTIFIED COPY OF THIS
20 ORDINANCE TO THE AUTHORIZED AGENT; PROVIDING AN
21 EFFECTIVE DATE.
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23 **WHEREAS**, the Council adopted and approved the Westlake DRI
24 Development Order by Resolution 73-1109-319, as amended; and

25 **WHEREAS**, Westlake Land Management, Inc., et al., has submitted
26 an Application for Changes to a Previously Approved Development of
27 Regional Impact (AFC), dated June 9, 2023, to the City requesting
28 certain changes to the Westlake DRI Development Order; and

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

1 **WHEREAS**, the Planning and Development Department has submitted
2 recommendations regarding the proposed changes to the Westlake DRI
3 Development Order; and

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

6 **WHEREAS**, the City Council finds that the proposed changes do not
7 result in any additional adverse impacts from the originally approved
8 DRI, as amended; and

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

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

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

15 **Section 1. Development Order Amended.** The Development Order
16 for Westlake DRI is hereby amended to incorporate the proposed changes
17 and modifications contained in the AFC dated June 9, 2023, and
18 attached hereto as **Exhibit 1**, which changes are generally described
19 as adding 19.37± acres (R.E. Nos. 003369-0010, 003369-0020, 003369-
20 0030 and 003373-0010) to the DRI, amending the Master Development
21 Plan Map H to incorporate the added property as a portion of DRI
22 Parcel 3 and providing for land use conversions.

23 **Section 2. Consistency.** The Council hereby finds and
24 determines that the changes and modifications set forth in the AFC
25 dated June 9, 2023, are consistent with the *2045 Comprehensive Plan*
26 and the City's Land Development Regulations.

27 **Section 3. Notice.** The Legislative Services Division is
28 hereby directed to forward a certified copy of this Ordinance to the
29 authorized agent listed in **Exhibit 1**, attached hereto, upon its
30 effective date.

31 **Section 4. Effective Date.** The enactment of this Ordinance

