

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-3-E**

5 AN ORDINANCE ADOPTING A LARGE-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 MULTI-USE (MU) SUBJECT TO  
9 FUTURE LAND USE ELEMENT (FLUE) SITE SPECIFIC  
10 POLICY 4.3.6 AND COMMUNITY/GENERAL COMMERCIAL  
11 (CGC) TO RESIDENTIAL-PROFESSIONAL-INSTITUTIONAL  
12 (RPI) ON APPROXIMATELY 71.76± ACRES LOCATED IN  
13 COUNCIL DISTRICT 11 AT 0 BAYMEADOWS ROAD, 0  
14 FREEDOM COMMERCE PARKWAY, 0, 8375, 8381 DIX ELLIS  
15 TRAIL; 8900, 8928, 8935 PROMINENCE PARKWAY; 8875  
16 LIBERTY RIDGE DRIVE; 8880 FREEDOM COMMERCE TRAIL,  
17 BETWEEN BAYMEADOWS ROAD, PHILIPS HIGHWAY AND  
18 INTERSTATE-95 (R.E. NOS. 152683-0005, 152683-  
19 0280, 152683-0290, 152683-0580, 152683-0700,  
20 152690-0092, 152690-0096, 152690-0280, 152690-  
21 0290, 152690-0600, 152690-0650, 152690-0700,  
22 152690-0800, 152690-0900, AND 152690-0950),  
23 OWNED BY DFH PROMINENCE, LP, AS MORE PARTICULARLY  
24 DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER  
25 L-5967-24A; ADOPTING SIGN POSTING PLAN; PROVIDING  
26 A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN  
27 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
28 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
29 DATE.

30  
31 **WHEREAS**, pursuant to the provisions of Section 650.402(b),

1 *Ordinance Code*, Application Number L-5967-24A, requesting a revision  
2 to the Future Land Use Map series of the *2045 Comprehensive Plan* to  
3 change the future land use designation from Multi-Use (MU), subject  
4 to FLUE Site Specific Policy 4.3.6, and Community/General Commercial  
5 (CGC) to Residential-Professional-Institutional (RPI) has been filed  
6 by Paul Harden, Esq. on behalf of the owner of certain real property  
7 located in Council District 11, as more particularly described in  
8 Section 2; and

9 **WHEREAS**, the City, by the adoption of Ordinance 2024-715-E,  
10 approved this Large-Scale Amendment to the *2045 Comprehensive Plan*  
11 for transmittal to the Florida Department of Commerce ("DOC")  
12 (formerly the Department of Economic Opportunity), as the State Land  
13 Planning Agency, and other required state agencies, for review and  
14 comment; and

15 **WHEREAS**, by various letters and e-mails, the DOC and other state  
16 reviewing agencies transmitted their comments, if any, regarding this  
17 proposed amendment; and

18 **WHEREAS**, the Planning and Development Department reviewed the  
19 proposed revision and application, considered all comments received,  
20 prepared a written report, and rendered an advisory recommendation  
21 to the Council with respect to this proposed amendment; and

22 **WHEREAS**, the Planning Commission, acting as the Local Planning  
23 Agency ("LPA"), held a public hearing on this proposed amendment,  
24 with due public notice having been provided, and having reviewed and  
25 considered all comments during the public hearing, made its  
26 recommendation to the City Council; and

27 **WHEREAS**, pursuant to Section 650.406, *Ordinance Code*, the Land  
28 Use and Zoning ("LUZ") Committee held a public hearing on this  
29 proposed amendment, and made its recommendation to the City Council;  
30 and

31 **WHEREAS**, pursuant to Section 163.3184(3), *Florida Statutes*, and

1 Chapter 650, Part 4, *Ordinance Code*, the City Council held a public  
2 hearing, with public notice having been provided, on this proposed  
3 amendment to the *2045 Comprehensive Plan*; and

4 **WHEREAS**, the City Council further considered all oral and  
5 written comments received during public hearings, including the data  
6 and analysis portions of this proposed amendment to the *2045*  
7 *Comprehensive Plan*, the recommendations of the Planning and  
8 Development Department, the LPA, the LUZ Committee, and the comments,  
9 if any, of the DOC and the other state reviewing agencies; and

10 **WHEREAS**, in the exercise of its authority, the City Council has  
11 determined it necessary and desirable to adopt this proposed amendment  
12 to the *2045 Comprehensive Plan* to preserve and enhance present  
13 advantages, encourage the most appropriate use of land, water, and  
14 resources consistent with the public interest, overcome present  
15 deficiencies, and deal effectively with future problems which may  
16 result from the use and development of land within the City of  
17 Jacksonville; now, therefore

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

19 **Section 1. Purpose and Intent.** This Ordinance is adopted  
20 to carry out the purpose and intent of, and exercise the authority  
21 set out in, the Community Planning Act, Sections 163.3161 through  
22 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
23 amended.

24 **Section 2. Subject Property Location and Description.** The  
25 approximately 71.76± acres are located in Council District 11 at 0  
26 Baymeadows Road, 0 Freedom Commerce Parkway, 0, 8375, 8381 Dix Ellis  
27 Trail; 8900, 8928, 8935 Prominence Parkway; 8875 Liberty Ridge Drive;  
28 8880 Freedom Commerce Trail, between Baymeadows Road, Philips Highway  
29 and Interstate-95 (R.E. No(s). 152683-0005, 152683-0280, 152683-0290,  
30 152683-0580, 152683-0700, 152690-0092, 152690-0096, 152690-0280,  
31 152690-0290, 152690-0600, 152690-0650, 152690-0700, 152690-0800,

1 152690-0900, and 152690-0950), as more particularly described in  
2 **Exhibit 1**, dated July 30, 2024, and graphically depicted in **Exhibit**  
3 **2**, both of which are attached hereto and incorporated herein by this  
4 reference (the "Subject Property").

5 **Section 3. Owner and Applicant Description.** The Subject  
6 Property is owned by DFH Prominence, LLP. The applicant is Paul  
7 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,  
8 Florida, 32207; (904) 396-5731.

9 **Section 4. Adoption of Large-Scale Land Use Amendment.** The  
10 City Council hereby adopts a proposed Large-Scale revision to the  
11 Future Land Use Map series of the *2045 Comprehensive Plan* by changing  
12 the Future Land Use designation of the Subject Property from Multi-  
13 Use (MU), subject to FLUE Site Specific Policy 4.3.6 and  
14 Community/General Commercial (CGC) to Residential-Professional-  
15 Institutional (RPI), pursuant to Application Number L-5967-24A.

16 **Section 5. Adopting Sign Posting Plan Pursuant to Section**  
17 **650.407(c)(3), Ordinance Code.** Pursuant to Section 650.407(c)(3),  
18 Ordinance Code, the City Council hereby adopts the Sign Posting Plan  
19 attached hereto as **Exhibit 3**, and finds that the mailed letters and  
20 notices, and the Sign Posting Plan, have provided notice to all  
21 affected property owners in compliance with all state and local laws  
22 and regulations.

23 **Section 6. Applicability, Effect and Legal Status.** The  
24 applicability and effect of the *2045 Comprehensive Plan*, as herein  
25 amended, shall be as provided in the Community Planning Act, Sections  
26 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
27 development undertaken by, and all actions taken in regard to,  
28 development orders by governmental agencies in regard to land which  
29 is subject to the *2045 Comprehensive Plan*, as herein amended, shall  
30 be consistent therewith as of the effective date of this amendment  
31 to the plan.

1           **Section 7.           Effective Date of this Plan Amendment.** Unless  
2 this plan amendment is timely challenged under the procedures set  
3 forth in Section 163.3184(3), *Florida Statutes*, this plan amendment  
4 shall be effective thirty-one (31) days after DOC notifies the City  
5 that the plan amendment or plan amendment package is complete. If  
6 this plan amendment is timely challenged under Section 163.3184(3),  
7 *Florida Statutes*, this plan amendment shall become effective when the  
8 DOC or the Administration Commission enters a final order determining  
9 the adopted amendment to be in compliance. If this plan amendment  
10 is found not to be in compliance under the standards and procedures  
11 set forth in Chapter 163, Part II, *Florida Statutes*, then this plan  
12 amendment shall become effective only by further action by the City  
13 Council. No development orders, development permits, or land uses  
14 dependent on this amendment may be issued or commence before it has  
15 become effective.

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 approve,  
26 promote or condone any practice or act that is prohibited or  
27 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.  
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1 Form Approved:

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3           /s/ Dylan Reingold          

4 Office of General Counsel

5 Legislation Prepared By: Helena Parola

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