Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-497-E

AN ORDINANCE AMENDING RESOLUTION 89-821-339, AS AMENDED, WHICH APPROVED A DEVELOPMENT ORDER FOR THE FLAGLER CENTER (F/K/A GRAN PARK AT JACKSONVILLE), A DEVELOPMENT OF REGIONAL IMPACT (DRI), PURSUANT TO AN APPLICATION FOR CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (THE "AFC") FILED BY JAX LC OWNER 2, LLC AND JAX LC OWNER 3, LLC, AND DATED JUNE 3, 2025, AS REVISED JULY 2, 2025, TO (I) REVISE MAP H CONCEPTUAL MASTER PLAN TO ADD RESIDENTIAL AS A PERMITTED USE ON THE PROPERTY, (II) INCREASE THE MAXIMUM AMOUNT OF MULTI-FAMILY RESIDENTIAL DEVELOPMENT ALLOWED BY THE LAND USE CONVERSION MINIMUMS AND MAXIMUMS TABLE; (III) EXTEND BY FIVE (5) YEARS THE PHASE II, BUILDOUT, TERMINATION AND DOWNZONING PROTECTION DATES FOR ALL LANDS IN THE DRI OTHER THAN THE COMBINED PARCEL; (IV) EXTEND BY TEN (10) YEARS THE BUILDOUT DATE FOR THE COMBINED PARCEL; AND (V) EXTEND BY FIVE (5) YEARS THE EXPIRATION DATE FOR THE COMBINED PARCEL; FINDING THAT THESE CHANGES ARE CONSISTENT WITH THE *2045 COMPREHENSIVE PLAN* AND THE CITY OF JACKSONVILLE LAND DEVELOPMENT REGULATIONS; DIRECTING THE LEGISLATIVE SERVICES DIVISION TO FORWARD CERTIFIED COPIES OF THIS ORDINANCE TO AUTHORIZED AGENTS; PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Jax LC Owner 2, LLC and Jax LC Owner 3, LLC, have submitted an Application for Change to a Previously Approved Development of Regional Impact (the "AFC"), dated June 3, 2025, as revised July 2, 2025, to the City requesting certain changes to the Flagler Center (f/k/a Gran Park at Jacksonville) DRI Development Order; and

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

WHEREAS, the Planning and Development Department has submitted recommendations regarding the proposed changes to the Flagler Center (f/k/a Gran Park at Jacksonville) DRI Development Order; and

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

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

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

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

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

Section 1. The Development Order for the Flagler Center (f/k/a Gran Park at Jacksonville) DRI is hereby amended to incorporate the proposed changes and modifications contained in the AFC dated June 3, 2025, as revised July 2, 2025, attached hereto as **Exhibit 1**,

which changes are generally described as (i) revising Map H Conceptual Master Plan to add Residential as a permitted use on the Property; (ii) increase the maximum amount of multi-family residential development allowed by the land use conversion minimums and maximums table; (iii) extend by five (5) years the phase II, buildout, termination and downzoning protection dates for all lands in the DRI other than the Combined Parcel; (iv) extend by ten (10) years the buildout date for the Combined Parcel; and (v) extend by five (5) years the expiration date for the Combined Parcel.

Section 2. The Council hereby finds and determines that the changes and modifications set forth in the AFC dated June 3, 2025, as revised July 2, 2025, are consistent with the *2045 Comprehensive Plan* and the City's Land Development Regulations.

Section 3. Directing Legislative Services Division to Forward Certified Copies to Authorized Agents. The Legislative Services Division is hereby directed to forward a certified copy of this Ordinance to the authorized agents listed in **Exhibit 1** upon its effective date.

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

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Dylan Reingold

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