

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-489**

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 FDG FLAGLER CENTER LAND,
12 LLC, AND DATED JUNE 14, 2019, TO INCREASE THE
13 MAXIMUM MULTI-FAMILY RESIDENTIAL UNITS
14 PERMITTED THROUGH CONVERSION OF OTHER USES;
15 PROVIDING AN EFFECTIVE DATE.
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17 **WHEREAS**, the Council adopted and approved the Flagler Center
18 (f/k/a Gran Park at Jacksonville) DRI Development Order by
19 Resolution 89-821-339, as amended; and

20 **WHEREAS**, FDG Flagler Center Land, LLC, has submitted an
21 Application for Change to a Previously Approved Development of
22 Regional Impact (AFC), dated June 14, 2019, to the City, requesting
23 certain changes to the Flagler Center DRI Development Order; and

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

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

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

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

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

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

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

10 **Section 1.** The Development Order for the Flagler Center
11 DRI is hereby amended to incorporate the proposed changes and
12 modifications contained in the AFC dated June 14, 2019, and
13 **attached hereto** as **Exhibit 1**, which changes are generally described
14 as follows:

15 (a) Increase the maximum multi-family residential units
16 permitted through conversion of other uses.

17 **Section 2.** The Council hereby finds and determines that
18 the changes and modifications set forth in the AFC dated June 14,
19 2019, are consistent with the *2030 Comprehensive Plan* and the Land
20 Development Regulations.

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

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

1 Form Approved:

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3 /s/ Shannon K. Eller

4 Office of General Counsel

5 Legislation Prepared By: Kristen Reed

6 GC-#1290676-v1-Flagler_Center_DRI_AFC_Amended