

1 Introduced by the Land Use and Zoning Committee and amended on the
2 Floor of Council:

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4
5 **ORDINANCE 2025-242-E**

6 AN ORDINANCE DENYING A SMALL-SCALE AMENDMENT TO
7 THE FUTURE LAND USE MAP SERIES OF THE 2045
8 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND
9 USE DESIGNATION FROM LOW DENSITY RESIDENTIAL
10 (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) ON
11 APPROXIMATELY 5.34± ACRES LOCATED IN COUNCIL
12 DISTRICT 10 AT 0 OWEN AVENUE, BETWEEN THE END OF
13 OWEN AVENUE AND WINTON DRIVE (R.E. NO(S).
14 027729-0000), OWNED BY CHRISTIANA FOREST SJ,
15 LLC, AS MORE PARTICULARLY DESCRIBED HEREIN,
16 PURSUANT TO APPLICATION NUMBER L-6019-25C;
17 PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
20 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, Michael
21 Herzberg, on behalf of the owner, Christiana Forest SJ, LLC, filed
22 an application for a proposed Small-Scale Amendment to the Future
23 Land Use Map series (FLUMs) of the *2045 Comprehensive Plan* to change
24 the future land use designation from Low Density Residential (LDR)
25 to Medium Density Residential (MDR) on 5.34± acres of certain real
26 property in Council District 10, as more particularly described in
27 Section 2; and

28 **WHEREAS**, the Planning and Development Department reviewed the
29 proposed revision and application and has prepared a written report
30 and rendered an advisory recommendation to the City Council with
31 respect to the proposed amendment; and

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

6 **WHEREAS**, the Land Use and Zoning (LUZ) Committee of the City
7 Council held a public hearing on this proposed amendment to the *2045*
8 *Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*,
9 considered all written and oral comments received during the public
10 hearing, and has made its recommendation to the City Council; and

11 **WHEREAS**, the City Council held a public hearing on this proposed
12 amendment, with public notice having been provided, pursuant to
13 Section 163.3187, *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
14 *Code*, and considered all oral and written comments received during
15 public hearings, including the data and analysis portions of this
16 proposed amendment to the *2045 Comprehensive Plan* and the
17 recommendations of the Planning and Development Department, the
18 Planning Commission and the LUZ Committee; and

19 **WHEREAS**, in the exercise of its authority, the City Council has
20 determined it necessary and desirable to deny this proposed amendment
21 to the *2045 Comprehensive Plan* in order to preserve and enhance
22 present advantages, encourage the most appropriate use of land, water,
23 and resources consistent with the public interest, overcome present
24 deficiencies, and deal effectively with future problems which may
25 result from the use and development of land within the City of
26 Jacksonville; now, therefore

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

28 **Section 1. Purpose and Intent.** This Ordinance is adopted
29 to carry out the purpose and intent of, and exercise the authority
30 set out in, the Community Planning Act, Sections 163.3161 through
31 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as

1 amended.

2 **Section 2. Subject Property Location and Description.** The
3 approximately 5.34± acres are located in Council District 10 at 0
4 Owen Avenue, between the end of Owen Avenue and Winton Drive (R.E.
5 No(s). 027729-0000), as more particularly described in **Exhibit 1**,
6 dated October 28, 2024, and graphically depicted in **Exhibit 2**, both
7 attached hereto and incorporated herein by this reference (the
8 "Subject Property").

9 **Section 3. Owner and Applicant Description.** The Subject
10 Property is owned by Christiana Forest SJ, LLC. The applicant is
11 Michael Herzberg, 12483 Aladdin Road, Jacksonville, Florida, 32223;
12 (904) 731-8806.

13 **Section 4. Denial of Small-Scale Land Use Amendment.** The
14 City Council hereby denies a proposed Small-Scale revision to the
15 Future Land Use Map series of the *2045 Comprehensive Plan* by changing
16 the Future Land Use Map designation of the Subject Property from Low
17 Density Residential (LDR) to Medium Density Residential (MDR),
18 pursuant to Small-Scale Application Number L-6019-25C.

19 **Section 5. Effective Date.** This Ordinance shall become
20 effective upon signature by the Mayor or upon becoming effective
21 without the Mayor's signature.

22
23 Form Approved:

24
25 /s/ Dylan Reingold

26 Office of General Counsel

27 Legislation Prepared By: Jermaine Anderson

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