

1 Introduced by the Land Use and Zoning Committee:

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4 **ORDINANCE 2026-58**

5 AN ORDINANCE ADOPTING A SMALL-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 COMMUNITY/GENERAL  
9 COMMERCIAL (CGC) TO LIGHT INDUSTRIAL (LI) ON  
10 APPROXIMATELY 0.49± ACRES LOCATED IN COUNCIL  
11 DISTRICT 8 AT 0 BALMORAL CIRCLE NORTH, BETWEEN  
12 BALMORAL CIRCLE NORTH AND BUSCH DRIVE (R.E. NO.  
13 044279-0540), OWNED BY MAGDIEL GONZALEZ AND  
14 LIUDMILA BAQUERO, AS MORE PARTICULARLY DESCRIBED  
15 HEREIN, PURSUANT TO APPLICATION NUMBER  
16 L-6088-25C; PROVIDING A DISCLAIMER THAT THE  
17 AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED  
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
19 PROVIDING AN EFFECTIVE DATE.  
20

21 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
22 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an  
23 application for a proposed Small-Scale Amendment to the Future Land  
24 Use Map series (FLUMs) of the 2045 *Comprehensive Plan* to change the  
25 Future Land Use designation from Community/General Commercial (CGC)  
26 to Light Industrial (LI) on 0.49± acres of certain real property in  
27 Council District 8 was filed by owner, Magdiel Gonzalez; 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  
12 proposed amendment, with public notice having been provided, pursuant  
13 to Section 163.3187, *Florida Statutes*, and Chapter 650, Part 4,  
14 *Ordinance Code*, and considered all oral and written comments received  
15 during public hearings, including the data and analysis portions of  
16 this 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  
20 has determined it necessary and desirable to adopt this proposed  
21 amendment to the 2045 *Comprehensive Plan* 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 0.49± acres are located in Council District 8 at 0  
4 Balmoral Circle North, between Balmoral Circle North and Busch Drive  
5 (R.E. No. 044279-0540), as more particularly described in **Exhibit 1**,  
6 dated November 27, 2025, 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 Magdiel Gonzalez and Liudmila Baquero. The  
11 applicant is Magdiel Gonzalez, 551 Balmoral Circle North,  
12 Jacksonville, Florida 32218; (786) 602-9282.

13       **Section 4.       Adoption of Small-Scale Land Use Amendment.**   The  
14 City Council hereby adopts 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  
17 Community/General Commercial (CGC) to Light Industrial (LI), pursuant  
18 to Application Number L-6088-25C.

19       **Section 5.       Applicability, Effect and Legal Status.**   The  
20 applicability and effect of the *2045 Comprehensive Plan*, as herein  
21 amended, shall be as provided in the Community Planning Act, Sections  
22 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
23 development undertaken by, and all actions taken in regard to  
24 development orders by governmental agencies in regard to land which  
25 is subject to the *2045 Comprehensive Plan*, as herein amended, shall  
26 be consistent therewith as of the effective date of this amendment  
27 to the plan.

28       **Section 6.       Effective Date of this Plan Amendment.**

29       (a) If the amendment meets the criteria of Section 163.3187,  
30 *Florida Statutes*, as amended, and is not challenged, the effective  
31 date of this plan amendment shall be thirty-one (31) days after

1 adoption.

2 (b) If challenged within thirty (30) days after adoption, the  
3 plan amendment shall not become effective until the state land  
4 planning agency or the Administration Commission, respectively, issue  
5 a final order determining the adopted Small-Scale Amendment to be in  
6 compliance.

7 **Section 7. Disclaimer.** The amendment granted herein shall  
8 **not** be construed as an exemption from any other applicable local,  
9 state, or federal laws, regulations, requirements, permits or  
10 approvals. All other applicable local, state or federal permits or  
11 approvals shall be obtained before commencement of the development  
12 or use, and issuance of this amendment is based upon acknowledgement,  
13 representation and confirmation made by the applicant(s), owner(s),  
14 developer(s) and/or any authorized agent(s) or designee(s) that the  
15 subject business, development and/or use will be operated in strict  
16 compliance with all laws. Issuance of this amendment does **not** approve,  
17 promote or condone any practice or act that is prohibited or  
18 restricted by any federal, state or local laws.

19 **Section 8. 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: Sophie Fogg

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