

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-58

AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO
THE FUTURE LAND USE MAP SERIES OF THE 2045
COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND
USE DESIGNATION FROM COMMUNITY/GENERAL
COMMERCIAL (CGC) TO LIGHT INDUSTRIAL (LI) ON
APPROXIMATELY 0.49± ACRES LOCATED IN COUNCIL
DISTRICT 8 AT 0 BALMORAL CIRCLE NORTH, BETWEEN
BALMORAL CIRCLE NORTH AND BUSCH DRIVE (R.E. NO.
044279-0540), OWNED BY MAGDIEL GONZALEZ AND
LIUDMILA BAQUERO, AS MORE PARTICULARLY DESCRIBED
HEREIN, PURSUANT TO APPLICATION NUMBER
L-6088-25C; PROVIDING A DISCLAIMER THAT THE
AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED
AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Section 650.402(b),
Ordinance Code, and Section 163.3187(1), Florida Statutes, an
application for a proposed Small-Scale Amendment to the Future Land
Use Map series (FLUMs) of the 2045 Comprehensive Plan to change the
Future Land Use designation from Community/General Commercial (CGC)
to Light Industrial (LI) on 0.49± acres of certain real property in
Council District 8 was filed by owner, Magdiel Gonzalez; and

WHEREAS, the Planning and Development Department reviewed the proposed revision and application and has prepared a written report and rendered an advisory recommendation to the City Council with 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.

23 Form Approved:

25 /s/ Dylan Reingold

26 Office of General Counsel

27 Legislation Prepared By: Sophie Fogg

28 GC-#1729848-v1-2026-58_(L-6088-25C).docx