

1 Introduced and amended by the Land Use and Zoning Committee:

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3
4 **ORDINANCE 2020-654-E**

5 AN ORDINANCE DENYING A SMALL-SCALE AMENDMENT TO
6 THE FUTURE LAND USE MAP SERIES OF THE 2030
7 *COMPREHENSIVE PLAN* TO CHANGE THE FUTURE LAND USE
8 DESIGNATION FROM LOW DENSITY RESIDENTIAL (LDR) TO
9 LIGHT INDUSTRIAL (LI) ON APPROXIMATELY 0.715± OF
10 AN ACRE LOCATED IN COUNCIL DISTRICT 8 AT 0 ARMCO
11 STREET AND 0 OLD KINGS ROAD, BETWEEN PARAGON
12 STREET AND ARMCO STREET, OWNED BY GINA T.
13 BRADLEY, AS MORE PARTICULARLY DESCRIBED HEREIN,
14 PURSUANT TO APPLICATION NUMBER L-5475-20C;
15 PROVIDING AN EFFECTIVE DATE.
16

17 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
18 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an
19 application for a proposed Small-Scale Amendment to the Future Land
20 Use Map series (FLUMs) of the *2030 Comprehensive Plan* to change the
21 Future Land Use designation from Low Density Residential (LDR) to
22 Light Industrial (LI) on 0.715± of an acre of certain real property
23 in Council District 8, was filed by the owner, Gina T. Bradley; and

24 **WHEREAS**, the Planning and Development Department reviewed the
25 proposed revision and application and has prepared a written report
26 and rendered an advisory recommendation to the City Council with
27 respect to the proposed amendment; and

28 **WHEREAS**, the Planning Commission, acting as the Local Planning
29 Agency (LPA), held a public hearing on this proposed amendment, with
30 due public notice having been provided, reviewed and considered
31 comments received during the public hearing and made its

1 recommendation to the City Council; and

2 **WHEREAS**, the Land Use and Zoning (LUZ) Committee of the City
3 Council held a public hearing on this proposed amendment to the *2030*
4 *Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*,
5 considered all written and oral comments received during the public
6 hearing, and has made its recommendation to the City Council; and

7 **WHEREAS**, the City Council held a public hearing on this proposed
8 amendment, with public notice having been provided, pursuant to
9 Section 163.3187, *Florida Statutes* and Chapter 650, Part 4, *Ordinance*
10 *Code*, and considered all oral and written comments received during
11 public hearings, including the data and analysis portions of this
12 proposed amendment to the *2030 Comprehensive Plan* and the
13 recommendations of the Planning and Development Department, the
14 Planning Commission and the LUZ Committee; now, therefore

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

16 **Section 1. Purpose and Intent.** This Ordinance is adopted
17 to carry out the purpose and intent of, and exercise the authority
18 set out in, the Community Planning Act, Sections 163.3161 through
19 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as
20 amended.

21 **Section 2. Subject Property Location and Description.** The
22 approximately 0.715± of an acre (R.E. Nos. 003113-0010, 003115-0100
23 and 003118-0010) are located in Council District 8 at 0 Armco Street
24 and 0 Old Kings Road, between Paragon Street and Armco Street, as
25 more particularly described in **Exhibit 1**, dated September 3, 2020,
26 and graphically depicted in **Exhibit 2**, both **attached hereto** and
27 incorporated herein by this reference (Subject Property).

28 **Section 3. Owner and Applicant Description.** The Subject
29 Property is owned by Gina T. Bradley. The applicant is the owner,
30 Gina T. Bradley, 5810 Stuart Avenue, Jacksonville, Florida 32254;
31 (904) 335-8711.

1 **Section 4. Small-Scale Land Use Amendment Denied.** Based on
2 the evidence in the record, including the findings and conclusions
3 of the Land Use and Zoning Committee, the Council hereby finds:

4 (1) This Ordinance shall serve as written notice to the
5 property owner, Gina T. Bradley.

6 (2) The Council adopts the findings and conclusions in the
7 record of the Land Use and Zoning Committee meeting held on December
8 1, 2020.

9 (3) The application to change the future land use designation
10 from Low Density Residential (LDR) to Light Industrial (LI) is not
11 consistent with the *2030 Comprehensive Plan*, pursuant to the criteria
12 in Section 650.404, *Ordinance Code*, and Section 163.3184, *Florida*
13 *Statutes*.

14 Therefore, the application to change the future land use
15 designation from Low Density Residential (LDR) to Light Industrial
16 (LI) is hereby **denied**.

17 **Section 5. Notice.** Legislative Services is hereby
18 directed to mail a certified copy of this Ordinance, as enacted, to
19 the owner(s) listed in the application in the Legislative Services
20 file, and any other person who testified before the City Council or
21 the Land Use and Zoning Committee.

22 **Section 6. Effective Date.** This Ordinance shall become
23 effective upon signature by the Mayor or upon becoming effective
24 without the Mayor's signature.

25
26 Form Approved:

27
28 /s/ Shannon K. Eller

29 Office of General Counsel

30 Legislation Prepared By: Susan Kelly