

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-852-E**

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 NEIGHBORHOOD COMMERCIAL (NC)  
9 TO COMMUNITY/GENERAL COMMERCIAL (CGC) ON  
10 APPROXIMATELY 33.27± ACRES LOCATED IN COUNCIL  
11 DISTRICT 12 AT 9766 GARDEN STREET, BETWEEN GARDEN  
12 STREET AND CISCO DRIVE (R.E. NO. 002894-0010),  
13 OWNED BY GARDEN STREET VENTURE, LLC, AS MORE  
14 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO  
15 APPLICATION NUMBER L-5885-23C; PROVIDING A  
16 DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN  
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
19 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 Low Density Residential (LDR) to  
26 Medium Density Residential (MDR) on 33.27± acres of certain real  
27 property in Council District 12 was filed by Paul Harden, Esq. on  
28 behalf of the owner, Garden Street Venture, LLC; and

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

1 respect to the proposed amendment; and

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

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

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

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

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

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

1 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
2 amended.

3       **Section 2. Subject Property Location and Description.** The  
4 approximately 33.27± acres are located in Council District 12 at 9766  
5 Garden Street, between Garden Street and Cisco Drive (R.E. No. 002894-  
6 0010), as more particularly described in **Exhibit 1**, dated October 13,  
7 2023, and graphically depicted in **Exhibit 2**, both attached hereto and  
8 incorporated herein by this reference (the "Subject Property").

9       **Section 3. Owner and Applicant Description.** The Subject  
10 Property is owned by Garden Street Venture, LLC. The applicant is  
11 Paul Harden, Esq., 1431 Riverplace Boulevard, Suite 901,  
12 Jacksonville, Florida 32207; (904) 396-5731.

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 Neighborhood Commercial (NC) to Community/General Commercial (CGC),  
18 pursuant to Application Number L-5885-23C.

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.

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23 Form Approved:

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25           /s/ Mary E. Staffopoulos          

26 Office of General Counsel

27 Legislation Prepared By: Sam Roberts

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