

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

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4 **ORDINANCE 2023-533-E**

5 AN ORDINANCE DENYING A SMALL-SCALE AMENDMENT TO  
6 THE FUTURE LAND USE MAP SERIES OF THE 2045  
7 *COMPREHENSIVE PLAN* TO CHANGE THE FUTURE LAND USE  
8 DESIGNATION FROM RESIDENTIAL-PROFESSIONAL-  
9 INSTITUTIONAL (RPI) TO COMMUNITY/GENERAL  
10 COMMERCIAL (CGC) ON APPROXIMATELY 3.08± ACRES  
11 LOCATED IN COUNCIL DISTRICT 10 AT 6826 RICHARDSON  
12 ROAD, BETWEEN NEW KINGS ROAD AND RICHARDSON ROAD  
13 (R.E. NO. 041512-0000), OWNED BY PARK & GO TRUCK  
14 STORAGE, LLC, AS MORE PARTICULARLY DESCRIBED  
15 HEREIN, PURSUANT TO APPLICATION NUMBER L-5823-  
16 23C; PROVIDING FOR NOTICE; PROVIDING AN EFFECTIVE  
17 DATE.

18  
19 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
20 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an  
21 application for a proposed Small-Scale Amendment to the Future Land  
22 Use Map series (FLUMs) of the *2045 Comprehensive Plan* to change the  
23 Future Land Use designation from Residential-Professional-  
24 Institutional (RPI) to Community/General Commercial (CGC) on 3.08±  
25 acres of certain real property in Council District 10 was filed by  
26 Lyudmyla Kolyesnik, Esq. on behalf of the owner; and

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

31 **WHEREAS**, the Planning Commission, acting as the Local Planning

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

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

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

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

19 **Section 1. Purpose and Intent.** This Ordinance is adopted  
20 to carry out the purpose and intent of, and exercise the authority  
21 set out in, the Community Planning Act, Sections 163.3161 through  
22 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
23 amended.

24 **Section 2. Subject Property Location and Description.** The  
25 approximately 3.08± acres are located in Council District 10 at 6826  
26 Richardson Road, between New Kings Road and Richardson Road (R.E. No.  
27 041512-0000), as more particularly described in **Exhibit 1**, dated  
28 April 6, 2023, and graphically depicted in **Exhibit 2**, both attached  
29 hereto and incorporated herein by this reference (the "Subject  
30 Property").

31 **Section 3. Owner and Applicant Description.** The Subject

1 Property is owned by Park & Go Truck Storage, LLC. The applicant is  
2 Lyudmyla Kolyesnik, Esq., 1548 Lancaster Terrace, Jacksonville,  
3 Florida 32204; (904) 355-0355.

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

7 (1) This Ordinance shall serve as written notice to the  
8 property owner, Park & Go Truck Storage, LLC.

9 (2) The Council adopts the findings and conclusions in the  
10 record of the Land Use and Zoning Committee meeting held on October  
11 17, 2023.

12 (3) The application to change the Future Land Use Map  
13 designation from Residential-Professional-Institutional (RPI) to  
14 Community/General Commercial (CGC) is not consistent with the *2045*  
15 *Comprehensive Plan*, pursuant to the criteria in Section 650.404,  
16 *Ordinance Code*, and Section 163.3184, *Florida Statutes*.

17 Therefore, the application to change the Future Land Use Map  
18 designation from Residential-Professional-Institutional (RPI) to  
19 Community/General Commercial (CGC) is hereby denied.

20 **Section 5. Notice.** Legislative Services is hereby directed  
21 to mail a certified copy of this Ordinance, as enacted, to the owner  
22 of the Subject Property, the applicant, and any other persons who  
23 testified before the City Council or the Land Use and Zoning  
24 Committee.

25 **Section 6. Effective Date.** This Ordinance shall become  
26 effective upon signature by the Mayor or upon becoming effective  
27 without the Mayor's signature.

1 Form Approved:

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3           /s/  Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared By: Helena Parola

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