

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-576-E**

5 AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO
6 THE FUTURE LAND USE MAP SERIES OF THE 2030
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND
8 USE DESIGNATION FROM LIGHT INDUSTRIAL (LI) AND
9 COMMUNITY/GENERAL COMMERCIAL (CGC) TO MEDIUM
10 DENSITY RESIDENTIAL (MDR) ON APPROXIMATELY 19.71±
11 ACRES LOCATED IN COUNCIL DISTRICT 7 AT 0 MAIN
12 STREET NORTH AND 0 PALM LAKE DRIVE, BETWEEN NOAH
13 ROAD AND EASTPORT ROAD, OWNED BY NORTHSIDE TREES,
14 LLC, AS MORE PARTICULARLY DESCRIBED HEREIN,
15 PURSUANT TO APPLICATION NUMBER L-5573-21C;
16 PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 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 *2030 Comprehensive Plan* to change the
25 Future Land Use designation from Light Industrial (LI) and
26 Community/General Commercial (CGC) to Medium Density Residential
27 (MDR) on 19.71± acres of certain real property in Council District
28 7, was filed by Steve Diebenow, Esq., on behalf of the owner,
29 Northside Trees, LLC; and

30 **WHEREAS**, the Planning and Development Department reviewed the
31 proposed revision and application and has prepared a written report

1 and rendered an advisory recommendation to the City Council with
2 respect to the proposed amendment; and

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

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

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

21 **WHEREAS**, in the exercise of its authority, the City Council has
22 determined it necessary and desirable to adopt this proposed amendment
23 to the *2030 Comprehensive Plan* to preserve and enhance present
24 advantages, encourage the most appropriate use of land, water, and
25 resources consistent with the public interest, overcome present
26 deficiencies, and deal effectively with future problems which may
27 result from the use and development of land within the City of
28 Jacksonville; now, therefore

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

30 **Section 1. Purpose and Intent.** This Ordinance is adopted
31 to carry out the purpose and intent of, and exercise the authority

1 set out in, the Community Planning Act, Sections 163.3161 through
2 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as
3 amended.

4 **Section 2. Subject Property Location and Description.** The
5 approximately 19.71± acres (R.E. Nos. 109453-0000 and 109490-0100)
6 are located in Council District 7, at 0 Main Street North and 0 Palm
7 Lake Drive, between Noah Road and Eastport Road, as more particularly
8 described in **Exhibit 1**, dated May 28, 2021, and graphically depicted
9 in **Exhibit 2**, both **attached hereto** and incorporated herein by this
10 reference (the "Subject Property").

11 **Section 3. Owner and Applicant Description.** The Subject
12 Property is owned by Northside Trees, LLC. The applicant is Steve
13 Diebenow, Esq., One Independent Drive, Suite 1200, Jacksonville,
14 Florida 32202; (904) 301-1269.

15 **Section 4. Adoption of Small-Scale Land Use Amendment.** The
16 City Council hereby adopts a proposed Small-Scale revision to the
17 Future Land Use Map series of the *2030 Comprehensive Plan* by changing
18 the Future Land Use Map designation from Light Industrial (LI) and
19 Community/General Commercial (CGC) to Medium Density Residential
20 (MDR), pursuant to Application Number L-5573-21C.

21 **Section 5. Applicability, Effect and Legal Status.** The
22 applicability and effect of the *2030 Comprehensive Plan*, as herein
23 amended, shall be as provided in the Community Planning Act, Sections
24 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All
25 development undertaken by, and all actions taken in regard to
26 development orders by governmental agencies in regard to land which
27 is subject to the *2030 Comprehensive Plan*, as herein amended, shall
28 be consistent therewith as of the effective date of this amendment
29 to the plan.

30 **Section 6. Effective date of this Plan Amendment.**

31 (a) If the amendment meets the criteria of Section 163.3187,

1 Florida Statutes, as amended, and is not challenged, the effective
2 date of this plan amendment shall be thirty-one (31) days after
3 adoption.

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

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

21 **Section 8. Effective Date.** This Ordinance shall become
22 effective upon signature by the Mayor or upon becoming effective
23 without the Mayor's signature.

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25 Form Approved:

26
27 /S/ Mary E. Staffopoulos

28 Office of General Counsel

29 Legislation Prepared By: Ed Lukacovic

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