

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-346-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 RESIDENTIAL-PROFESSIONAL-  
9 INSTITUTIONAL (RPI) TO COMMUNITY/GENERAL  
10 COMMERCIAL (CGC) ON APPROXIMATELY 0.72± ACRES  
11 LOCATED IN COUNCIL DISTRICT 11 AT 9421 BAYMEADOWS  
12 ROAD, BETWEEN BAYMEADOWS CIRCLE EAST AND PASEO  
13 DRIVE EAST (R.E. NO. 148521-0025), OWNED BY  
14 REGIONS BANK, AS SUCCESSOR BY MULTIPLE MERGERS TO  
15 AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION OF  
16 DUVAL COUNTY, FLORIDA, AS MORE PARTICULARLY  
17 DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER  
18 L-5700-22C; PROVIDING A DISCLAIMER THAT THE  
19 AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED  
20 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
21 PROVIDING AN EFFECTIVE DATE.  
22

23 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
24 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an  
25 application for a proposed Small-Scale Amendment to the Future Land  
26 Use Map series (FLUMs) of the *2030 Comprehensive Plan* to change the  
27 Future Land Use designation from Residential-Professional-  
28 Institutional (RPI) to Community/General Commercial (CGC) on  
29 approximately 0.72± acres of certain real property in Council District  
30 11 was filed by Jason Gabriel, Esq., on behalf of the owner, Regions  
31 Bank, as successor by merger to AmSouth Bank (formerly known as

1 AmSouth Bank of Florida), who in turn is successor by merger to  
2 FloridaBank, a Federal Savings Bank, formerly known as American  
3 Federal Savings and Loan Association of Duval County, Florida; and

4 **WHEREAS**, the Planning and Development Department reviewed the  
5 proposed revision and application and has prepared a written report  
6 and rendered an advisory recommendation to the City Council with  
7 respect to the proposed amendment; and

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

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

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

26 **WHEREAS**, in the exercise of its authority, the City Council has  
27 determined it necessary and desirable to adopt this proposed amendment  
28 to the *2030 Comprehensive Plan* to preserve and enhance present  
29 advantages, encourage the most appropriate use of land, water, and  
30 resources consistent with the public interest, overcome present  
31 deficiencies, and deal effectively with future problems which may

1 result from the use and development of land within the City of  
2 Jacksonville; now, therefore

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

4 **Section 1. Purpose and Intent.** This Ordinance is adopted  
5 to carry out the purpose and intent of, and exercise the authority  
6 set out in, the Community Planning Act, Sections 163.3161 through  
7 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
8 amended.

9 **Section 2. Subject Property Location and Description.** The  
10 approximately 0.72± acres are located in Council District 11 at 9421  
11 Baymeadows Road, between Baymeadows Circle East and Paseo Drive East  
12 (R.E. No. 148521-0025), as more particularly described in **Exhibit 1**,  
13 dated April 4, 2022, and graphically depicted in **Exhibit 2**, both  
14 **attached hereto** and incorporated herein by this reference (the  
15 "Subject Property").

16 **Section 3. Owner and Applicant Description.** The Subject  
17 Property is owned by Regions Bank, as successor by merger to AmSouth  
18 Bank (formerly known as AmSouth Bank of Florida), who in turn is  
19 successor by merger to FloridaBank, a Federal Savings Bank, formerly  
20 known as American Federal Savings and Loan Association of Duval  
21 County, Florida. The applicant is Jason Gabriel, Esq., 50 North  
22 Laura Street, Suite 3000, Jacksonville, Florida 32202; (904) 232-  
23 7211.

24 **Section 4. Adoption of Small-Scale Land Use Amendment.** The  
25 City Council hereby adopts a proposed Small-Scale revision to the  
26 Future Land Use Map series of the *2030 Comprehensive Plan* by changing  
27 the Future Land Use Map designation from Residential-Professional-  
28 Institutional (RPI) to Community/General Commercial (CGC), pursuant  
29 to Application Number L-5700-22C.

30 **Section 5. Applicability, Effect and Legal Status.** The  
31 applicability and effect of the *2030 Comprehensive Plan*, as herein

1 amended, shall be as provided in the Community Planning Act, Sections  
2 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
3 development undertaken by, and all actions taken in regard to  
4 development orders by governmental agencies in regard to land which  
5 is subject to the *2030 Comprehensive Plan*, as herein amended, shall  
6 be consistent therewith as of the effective date of this amendment  
7 to the plan.

8           **Section 6.           Effective Date of this Plan Amendment.**

9           (a) If the amendment meets the criteria of Section 163.3187,  
10 *Florida Statutes*, as amended, and is not challenged, the effective  
11 date of this plan amendment shall be thirty-one (31) days after  
12 adoption.

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

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

30           **Section 8.           Effective Date.** This Ordinance shall become  
31 effective upon signature by the Mayor or upon becoming effective

1 without the Mayor's signature.

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3 Form Approved:

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5           /s/ Mary E. Staffopoulos          

6 Office of General Counsel

7 Legislation Prepared By: Helena Parola

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