

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-193**

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 COMMUNITY/GENERAL  
9 COMMERCIAL (CGC) TO COMMUNITY/GENERAL COMMERCIAL  
10 (CGC) WITH FUTURE LAND USE ELEMENT (FLUE) SITE  
11 SPECIFIC POLICY 4.4.29 ON APPROXIMATELY 4.38±  
12 ACRES LOCATED IN COUNCIL DISTRICT 10 AT 7071  
13 103RD STREET, BETWEEN INTERSTATE-295 WEST AND  
14 103RD STREET (R.E. NO. 014334-0000), OWNED BY SUN  
15 HOSPITALITY INN, LLC, AS MORE PARTICULARLY  
16 DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER  
17 L-5649-21C; ADOPTING A NEW SITE SPECIFIC POLICY  
18 4.4.29 IN THE FUTURE LAND USE ELEMENT (FLUE);  
19 PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED  
20 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
21 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
22 EFFECTIVE DATE.

23  
24 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
25 Ordinance Code, and Section 163.3187(1), Florida Statutes, an  
26 application for a proposed Small-Scale Amendment to the Future Land  
27 Use Map series (FLUMs) of the 2030 Comprehensive Plan to change the  
28 future land use designation from Community/General Commercial (CGC)  
29 to Community/General Commercial (CGC) with FLUE Site Specific Policy  
30 4.4.29 on 4.38± acres of certain real property in Council District  
31 10 was filed by Jennifer Brooks on behalf of the owner, Sun

1 Hospitality Inn, LLC; and

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

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

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

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

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

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

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

7           **Section 2.           Subject Property Location and Description.** The  
8 approximately 4.38± acres are located in Council District 10 at 7071  
9 103<sup>rd</sup> Street, between Interstate-295 West and 103<sup>rd</sup> Street (R.E. No.  
10 014334-0000), as more particularly described in **Exhibit 1**, dated  
11 December 21, 2021, and graphically depicted in **Exhibit 2**, both  
12 **attached hereto** and incorporated herein by this reference (the  
13 "Subject Property").

14           **Section 3.           Owner and Applicant Description.** The Subject  
15 Property is owned by Sun Hospitality Inn, LLC. The applicant is  
16 Jennifer Brooks, 1007 North Sepulveda Boulevard, #231, Manhattan  
17 Beach, California 90267; (949) 922-2456.

18           **Section 4.           Adoption of Small-Scale Land Use Amendment.** The  
19 City Council hereby adopts a proposed Small-Scale revision to the  
20 Future Land Use Map series of the *2030 Comprehensive Plan* by changing  
21 the Future Land Use Map designation from Community/General Commercial  
22 (CGC) to Community/General Commercial (CGC) with FLUE Site Specific  
23 Policy 4.4.29, pursuant to Small-Scale Application Number L-5649-21C.

24           **Section 5.           Site Specific Policy.** Future Land Use Element  
25 (FLUE) Site Specific Policy 4.4.29 dated December 19, 2021, **attached**  
26 **hereto** as **Exhibit 3**, is hereby adopted.

27           **Section 6.           Applicability, Effect and Legal Status.** The  
28 applicability and effect of the *2030 Comprehensive Plan*, as herein  
29 amended, shall be as provided in the Community Planning Act, Sections  
30 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
31 development undertaken by, and all actions taken in regard to

1 development orders by governmental agencies in regard to land which  
2 is subject to the *2030 Comprehensive Plan*, as herein amended, shall  
3 be consistent therewith as of the effective date of this amendment  
4 to the plan.

5           **Section 7.           Effective Date of this Plan Amendment.**

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

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

15           **Section 8.           Disclaimer.** The amendment granted herein shall  
16 **not** be construed as an exemption from any other applicable local,  
17 state, or federal laws, regulations, requirements, permits or  
18 approvals. All other applicable local, state or federal permits or  
19 approvals shall be obtained before commencement of the development  
20 or use, and issuance of this amendment is based upon acknowledgement,  
21 representation and confirmation made by the applicant(s), owner(s),  
22 developer(s) and/or any authorized agent(s) or designee(s) that the  
23 subject business, development and/or use will be operated in strict  
24 compliance with all laws. Issuance of this amendment does **not**  
25 approve, promote or condone any practice or act that is prohibited  
26 or restricted by any federal, state or local laws.

27           **Section 9.           Effective Date.** This Ordinance shall become  
28 effective upon signature by the Mayor or upon becoming effective  
29 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: Abigail Trout

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