

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-431-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 COMMUNITY/GENERAL
9 COMMERCIAL (CGC) TO HIGH DENSITY RESIDENTIAL
10 (HDR) WITH SITE SPECIFIC POLICY 4.4.19 ON
11 APPROXIMATELY 15.07± ACRES LOCATED IN COUNCIL
12 DISTRICT 3 AT 14051 BEACH BOULEVARD AND 0 BEACH
13 BOULEVARD, BETWEEN SAN PABLO ROAD SOUTH AND
14 HODGES BOULEVARD, OWNED BY ELDA FL INVESTMENTS,
15 LLC, AS MORE PARTICULARLY DESCRIBED HEREIN,
16 PURSUANT TO APPLICATION NUMBER L-5595-21C;
17 PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
20 EFFECTIVE DATE.
21

22 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
23 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an
24 application for a proposed Small-Scale Amendment to the Future Land
25 Use Map series (FLUMs) of the *2030 Comprehensive Plan* to change the
26 Future Land Use designation from Community/General Commercial (CGC)
27 to High Density Residential (HDR) with Site Specific Policy 4.4.19
28 on 15.07± acres of certain real property in Council District 3, was
29 filed by Paul Harden, Esq., on behalf of the owner, Elda FL
30 Investments, LLC; and

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

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

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

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

23 **WHEREAS**, in the exercise of its authority, the City Council has
24 determined it necessary and desirable to adopt this proposed amendment
25 to the *2030 Comprehensive Plan* to preserve and enhance present
26 advantages, encourage the most appropriate use of land, water, and
27 resources consistent with the public interest, overcome present
28 deficiencies, and deal effectively with future problems which may
29 result from the use and development of land within the City of
30 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 15.07± acres (R.E. No. 167115-5005, 167115-5010 and
9 167115-5030) are located in Council District 3, at 14051 Beach
10 Boulevard and 0 Beach Boulevard, between San Pablo Road South and
11 Hodges Boulevard, as more particularly described in **Exhibit 1**, dated
12 June 22, 2021, and graphically depicted in **Exhibit 2**, both **attached**
13 **hereto** and incorporated herein by this reference (Subject Property).

14 **Section 3. Owner and Applicant Description.** The Subject
15 Property is owned by Elda FL Investments, LLC. The applicant is Paul
16 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,
17 Florida 32207; (904) 396-5731.

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 High Density Residential (HDR) with Site Specific Policy
23 4.4.19, pursuant to Application Number L-5595-21C.

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

1 be consistent therewith as of the effective date of this amendment
2 to the plan.

3 **Section 6. Site Specific Policy.** The City Council hereby
4 transmits FLUE Policy 4.4.19, dated August 9, 2021, **attached hereto**
5 as **Revised Exhibit 3.**

6 **Section 7. Effective date of this Plan Amendment.**

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

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

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

28 **Section 9. Effective Date.** This Ordinance shall become
29 effective upon signature by the Mayor or upon becoming effective
30 without the Mayor's signature.

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Form Approved:

 /s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Krista Fogarty

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