

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-825**

5 AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO
6 THE FUTURE LAND USE MAP SERIES OF THE 2045
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND
8 USE DESIGNATION FROM RESIDENTIAL-PROFESSIONAL-
9 INSTITUTIONAL (RPI) TO BUSINESS PARK (BP) ON
10 APPROXIMATELY 2.45± ACRES LOCATED IN COUNCIL
11 DISTRICT 4 AT 0 ST JOHNS BLUFF ROAD SOUTH,
12 BETWEEN BEACH BOULEVARD AND ALDEN ROAD (R.E.
13 NO(S). 163683-0000, 163684-0000 AND 163685-
14 0000), OWNED BY PACA INVESTMENTS, LLC, AS MORE
15 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO
16 APPLICATION NUMBER L-6080-25C; PROVIDING A
17 DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
20 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 *2045 Comprehensive Plan* to change the
26 future land use designation from Residential-Professional-
27 Institutional (RPI) to Business Park (BP) on 2.45± acres of certain
28 real property in Council District 4 was filed by Curtis L. Hart of
29 Hart Resources, LLC, on behalf of the owner, PACA Investments, LLC;
30 and

31 **WHEREAS**, the Planning and Development Department reviewed the

1 proposed revision and application and has prepared a written report
2 and rendered an advisory recommendation to the City Council with
3 respect to the proposed amendment; and

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

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

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

22 **WHEREAS,** in the exercise of its authority, the City Council
23 has determined it necessary and desirable to adopt this proposed
24 amendment to the *2045 Comprehensive Plan* to preserve and enhance
25 present advantages, encourage the most appropriate use of land, water,
26 and resources consistent with the public interest, overcome present
27 deficiencies, and deal effectively with future problems which may
28 result from the use and development of land within the City of
29 Jacksonville; now therefore

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

31 **Section 1. Purpose and Intent.** This Ordinance is adopted

1 to carry out the purpose and intent of, and exercise the authority
2 set out in, the Community Planning Act, Sections 163.3161 through
3 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as
4 amended.

5 **Section 2. Subject Property Location and Description.** The
6 approximately 2.45± acres are located in Council District 4 at 0 St.
7 Johns Bluff Road South, between Beach Boulevard and Alden Road (R.E.
8 No(s). 163683-0000, 163684-0000 and 163685-0000), as more
9 particularly described in **Exhibit 1**, dated October 6, 2025, and
10 graphically depicted in **Exhibit 2**, both attached hereto and
11 incorporated herein by this reference (the "Subject Property").

12 **Section 3. Owner and Applicant Description.** The Subject
13 Property is owned by PACA Investments, LLC. The applicant is Curtis
14 L. Hart, 8051 Tara Lane, Jacksonville, Florida, 32216; (904) 993-
15 5008.

16 **Section 4. Adoption of Small-Scale Land Use Amendment.** The
17 City Council hereby adopts a proposed Small-Scale revision to the
18 Future Land Use Map series of the *2045 Comprehensive Plan* by changing
19 the Future Land Use Map designation of the Subject Property from
20 Residential-Professional-Institutional (RPI) to Business Park (BP),
21 pursuant to Small-Scale Application Number L-6080-25C.

22 **Section 5. Applicability, Effect and Legal Status.** The
23 applicability and effect of the *2045 Comprehensive Plan*, as herein
24 amended, shall be as provided in the Community Planning Act, Sections
25 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All
26 development undertaken by, and all actions taken in regard to
27 development orders by governmental agencies in regard to land which
28 is subject to the *2045 Comprehensive Plan*, as herein amended, shall
29 be consistent therewith as of the effective date of this amendment
30 to the plan.

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

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

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

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

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

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26 Form Approved:

27
28 /s/ Dylan Reingold

29 Office of General Counsel

30 Legislation Prepared By: Sophie Fogg

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