

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-428**

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) AND LOW DENSITY RESIDENTIAL
10 (LDR) TO COMMUNITY/GENERAL COMMERCIAL (CGC) ON
11 APPROXIMATELY 3.61± ACRES LOCATED IN COUNCIL
12 DISTRICT 9 AT 426 MCDUFF AVENUE SOUTH, 3057 HUNT
13 STREET, 0, 3044, 3050 NOLAN STREET AND 3055, 3061
14 CECELIA STREET, NORTH OF INTERSTATE-10, BETWEEN
15 DAY AVENUE AND MCDUFF AVENUE SOUTH (R.E. NO(S).
16 056946-0000 (A PORTION OF), 057253-0000 (A
17 PORTION OF), 057260-0000, 057294-0000, 057295-
18 0000, 057304-0000, 057305-0000), OWNED BY THE
19 CITY RESCUE MISSION, INC., AS MORE PARTICULARLY
20 DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER
21 L-6111-26C; PROVIDING A DISCLAIMER THAT THE
22 AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED
23 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
24 PROVIDING AN EFFECTIVE DATE.
25

26 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
27 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an
28 application for a proposed Small-Scale Amendment to the Future Land
29 Use Map series (FLUMs) of the 2045 *Comprehensive Plan* to change the
30 Future Land Use designation from Residential-Professional-
31 Institutional (RPI) and Low Density Residential (LDR) to

1 Community/General Commercial (CGC) on 3.61± acres of certain real
2 property in Council District 9 was filed by Steve Diebenow, Esq. on
3 behalf of the owner, The City Rescue Mission, Inc.; 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 *2045*
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 *2045 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 *2045 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 3.61± acres are located in Council District 9 at 426
11 McDuff Avenue South, 3057 Hunt Street, 0, 3044, 3050 Nolan Street,
12 and 3055, 3061 Cecelia Street, North of Interstate-10, between Day
13 Avenue and McDuff Avenue South (R.E. No(s). 056946-0000 (a portion
14 of), 057253-0000 (a portion of), 057260-0000, 057294-0000, 057295-
15 0000, 057304-0000, 057305-0000), as more particularly described in
16 **Exhibit 1**, dated March 23, 2026, and graphically depicted in **Exhibit**
17 **2**, both attached hereto and incorporated herein by this reference
18 (the "Subject Property").

19 **Section 3. Owner and Applicant Description.** The Subject
20 Property is owned by The City Rescue Mission, Inc. The applicant is
21 Steve Diebenow, Esq., One Independent Drive, Suite 1200,
22 Jacksonville, Florida 32202; (904) 301-1269;
23 sdiebenow@drivermcafee.com.

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 *2045 Comprehensive Plan* by changing
27 the Future Land Use Map designation of the Subject Property from
28 Residential-Professional-Institutional (RPI) and Low Density
29 Residential (LDR) to Community/General Commercial (CGC), pursuant to
30 Application Number L-6111-26C.

31 **Section 5. Applicability, Effect and Legal Status.** The

1 applicability and effect of the *2045 Comprehensive Plan*, as herein
2 amended, shall be as provided in the Community Planning Act, Sections
3 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All
4 development undertaken by, and all actions taken in regard to
5 development orders by governmental agencies in regard to land which
6 is subject to the *2045 Comprehensive Plan*, as herein amended, shall
7 be consistent therewith as of the effective date of this amendment
8 to the plan.

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

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

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

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

31 **Section 8. Effective Date.** This Ordinance shall become

1 effective upon signature by the Mayor or upon becoming effective
2 without the Mayor's signature.

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4 Form Approved:

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6 /s/ Terrence Harvey

7 Office of General Counsel

8 Legislation Prepared By: Lisa Sheppard

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