

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-5**

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 LOW DENSITY RESIDENTIAL
9 (LDR) TO NEIGHBORHOOD COMMERCIAL (NC) ON
10 APPROXIMATELY 1.46± ACRES LOCATED IN COUNCIL
11 DISTRICT 9 AT 0 CANAL STREET NORTH, 3124 CANAL
12 STREET NORTH AND 3134 CANAL STREET NORTH, BETWEEN
13 MARTIN LUTHER KING, JR. PARKWAY AND 23RD STREET
14 WEST, OWNED BY TRC CANAL, LLC, AS MORE
15 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO
16 APPLICATION NUMBER L-5489-20C; 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 *2030 Comprehensive Plan* to change the
26 Future Land Use designation from Low Density Residential (LDR) to
27 Neighborhood Commercial (NC) on 1.46± acres of certain real property
28 in Council District 9, was filed by Paul M. Harden, Esq., on behalf
29 of the owner, TRC Canal, LLC; and

30 **WHEREAS**, the Planning and Development Department reviewed the
31 proposed revision and application and has prepared a written report

1 and rendered an advisory recommendation to the City Council with
2 respect to the proposed amendment; and

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

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

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

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

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

30 **Section 1. Purpose and Intent.** This Ordinance is adopted
31 to carry out the purpose and intent of, and exercise the authority

1 set out in, the Community Planning Act, Sections 163.3161 through
2 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as
3 amended.

4 **Section 2. Subject Property Location and Description.** The
5 approximately 1.46± acres (R.E. Nos. 084320-0000, 084321-0000,
6 084322-0000 and 084323-0010) are located in Council District 9 at 0
7 Canal Street North, 3124 Canal Street North and 3134 Canal Street
8 North, between Martin Luther King, Jr. Parkway and 23rd Street West,
9 as more particularly described in **Exhibit 1**, dated October 20, 2020,
10 and graphically depicted in **Exhibit 2**, both **attached hereto** and
11 incorporated herein by this reference (Subject Property).

12 **Section 3. Owner and Applicant Description.** The Subject
13 Property is owned by TRC Canal, LLC. The applicant is Paul M. Harden,
14 Esq., 501 Riverside Avenue, Suite 901, Jacksonville, Florida 32202;
15 (904) 396-5731.

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 *2030 Comprehensive Plan* by changing
19 the Future Land Use Map designation from Low Density Residential
20 (LDR) to Neighborhood Commercial (NC), pursuant to Application Number
21 L-5489-20C.

22 **Section 5. Applicability, Effect and Legal Status.** The
23 applicability and effect of the *2030 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 *2030 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.**

