

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-669-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) AND LOW DENSITY RESIDENTIAL  
10 (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) ON  
11 APPROXIMATELY 11.38± ACRES LOCATED IN COUNCIL  
12 DISTRICT 2 AT 15221 NORTH MAIN STREET, 15225  
13 NORTH MAIN STREET, 15239 NORTH MAIN STREET, 15249  
14 NORTH MAIN STREET AND 15311 NORTH MAIN STREET,  
15 BETWEEN NORTH MAIN STREET AND KIRK ROAD (R.E.  
16 NOS. 108284-0000, 108284-0500, 108287-0000,  
17 108288-0000 AND 108290-0100), OWNED BY MARK  
18 MOORE, AS TRUSTEE OF THE MAIN LAND TRUST DATED  
19 NOVEMBER 21, 2014, JACQUELINE UPTON, KAYLA ANN  
20 BREEDING, DONNETTE CHRISTINE WILLIAMS, KAREN LYNN  
21 BECK, MAIN OBJECTIVE B LLC, AND MAIN OBJECTIVE A  
22 LLC, AS MORE PARTICULARLY DESCRIBED HEREIN,  
23 PURSUANT TO APPLICATION NUMBER L-5741-22C;  
24 PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED  
25 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
26 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
27 EFFECTIVE DATE.

28  
29 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
30 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an  
31 application for a proposed Small-Scale Amendment to the Future Land

1 Use Map series (FLUMs) of the *2030 Comprehensive Plan* to change the  
2 Future Land Use designation from Community/General Commercial (CGC)  
3 and Low Density Residential (LDR) to Medium Density Residential (MDR)  
4 on 11.38± acres of certain real property in Council District 2 was  
5 filed by Cyndy Trimmer, Esq., on behalf of the owners, Mark Moore,  
6 as Trustee of the Main Land Trust dated November 21, 2014, Jacqueline  
7 Upton, Kayla Ann Breeding, Donnette Christine Williams, Karen Lynn  
8 Beck, Main Objective B LLC, and Main Objective A LLC; and

9 **WHEREAS**, the Planning and Development Department reviewed the  
10 proposed revision and application and has prepared a written report  
11 and rendered an advisory recommendation to the City Council with  
12 respect to the proposed amendment; and

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

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

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

31 **WHEREAS**, in the exercise of its authority, the City Council has

1 determined it necessary and desirable to adopt this proposed amendment  
2 to the *2030 Comprehensive Plan* to preserve and enhance present  
3 advantages, encourage the most appropriate use of land, water, and  
4 resources consistent with the public interest, overcome present  
5 deficiencies, and deal effectively with future problems which may  
6 result from the use and development of land within the City of  
7 Jacksonville; now, therefore

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

9 **Section 1. Purpose and Intent.** This Ordinance is adopted  
10 to carry out the purpose and intent of, and exercise the authority  
11 set out in, the Community Planning Act, Sections 163.3161 through  
12 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
13 amended.

14 **Section 2. Subject Property Location and Description.** The  
15 approximately 11.38± acres are located in Council District 2 at 15221  
16 North Main Street, 15225 North Main Street, 15239 North Main Street,  
17 15249 North Main Street and 15311 North Main Street, between North  
18 Main Street and Kirk Road (R.E. Nos. 108284-0000, 108284-0500, 108287-  
19 0000, 108288-0000 and 108290-0100), as more particularly described  
20 in **Exhibit 1**, dated July 21, 2022, and graphically depicted in **Exhibit**  
21 **2**, both attached hereto and incorporated herein by this reference  
22 (the "Subject Property").

23 **Section 3. Owner and Applicant Description.** The Subject  
24 Property is owned by Mark Moore, as Trustee of the Main Land Trust  
25 dated November 21, 2014, Jacqueline Upton, Kayla Ann Breeding,  
26 Donnette Christine Williams, Karen Lynn Beck, Main Objective B LLC,  
27 and Main Objective A LLC. The applicant is Cyndy Trimmer, Esq., 1  
28 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
29 807-0185.

30 **Section 4. Adoption of Small-Scale Land Use Amendment.** The  
31 City Council hereby adopts a proposed Small-Scale revision to the

1 Future Land Use Map series of the *2030 Comprehensive Plan* by changing  
2 the Future Land Use Map designation from Community/General Commercial  
3 (CGC) and Low Density Residential (LDR) to Medium Density Residential  
4 (MDR), pursuant to Application Number L-5741-22C.

5 **Section 5. Applicability, Effect and Legal Status.** The  
6 applicability and effect of the *2030 Comprehensive Plan*, as herein  
7 amended, shall be as provided in the Community Planning Act, Sections  
8 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
9 development undertaken by, and all actions taken in regard to  
10 development orders by governmental agencies in regard to land which  
11 is subject to the *2030 Comprehensive Plan*, as herein amended, shall  
12 be consistent therewith as of the effective date of this amendment  
13 to the plan.

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

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

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

24 **Section 7. Disclaimer.** The amendment granted herein shall  
25 not be construed as an exemption from any other applicable local,  
26 state, or federal laws, regulations, requirements, permits or  
27 approvals. All other applicable local, state or federal permits or  
28 approvals shall be obtained before commencement of the development  
29 or use, and issuance of this amendment is based upon acknowledgement,  
30 representation and confirmation made by the applicant(s), owner(s),  
31 developer(s) and/or any authorized agent(s) or designee(s) that the

1 subject business, development and/or use will be operated in strict  
2 compliance with all laws. Issuance of this amendment does **not** approve,  
3 promote or condone any practice or act that is prohibited or  
4 restricted by any federal, state or local laws.

5       **Section 8.       Effective Date.** This Ordinance shall become  
6 effective upon signature by the Mayor or upon becoming effective  
7 without the Mayor's signature.

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9 Form Approved:

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11                 /s/ Mary E. Staffopoulos          

12 Office of General Counsel

13 Legislation Prepared By: Marcus Salley

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