

1 Introduced by the Land Use and Zoning Committee:  
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3

4 **ORDINANCE 2020-744**

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 LIGHT INDUSTRIAL (LI) TO  
9 HEAVY INDUSTRIAL (HI) ON APPROXIMATELY 7.97±  
10 ACRES LOCATED IN COUNCIL DISTRICT 7 AT 0 BUFFALO  
11 AVENUE, BETWEEN 55<sup>TH</sup> STREET EAST AND 50<sup>TH</sup> STREET  
12 EAST, OWNED BY BUFFALO LAND & TIMBER, LLC, AS  
13 MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO  
14 APPLICATION NUMBER L-5495-20C; PROVIDING A  
15 DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN  
16 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
17 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
18 DATE.

19  
20 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
21 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an  
22 application for a proposed Small-Scale Amendment to the Future Land  
23 Use Map series (FLUMs) of the *2030 Comprehensive Plan* to change the  
24 Future Land Use designation from Light Industrial (LI) to Heavy  
25 Industrial (HI) on 7.97± acres of certain real property in Council  
26 District 7, was filed by Patrick W. Krechowski, Esq., on behalf of  
27 the owner, Buffalo Land & Timber, LLC; and

28 **WHEREAS**, the Planning and Development Department reviewed the  
29 proposed revision and application and has prepared a written report  
30 and rendered an advisory recommendation to the City Council with  
31 respect to the proposed amendment; and

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

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

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

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

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

28           **Section 1. Purpose and Intent.** This Ordinance is adopted  
29 to carry out the purpose and intent of, and exercise the authority  
30 set out in, the Community Planning Act, Sections 163.3161 through  
31 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as

1 amended.

2           **Section 2.           Subject Property Location and Description.** The  
3 approximately 7.97± acres (R.E. No. 111121-0000 (portion)) are  
4 located in Council District 7 at 0 Buffalo Avenue, between 55<sup>th</sup> Street  
5 East and 50<sup>th</sup> Street East, as more particularly described in **Exhibit**  
6 **1**, dated November 23, 2020, and graphically depicted in **Exhibit 2**,  
7 both **attached hereto** and incorporated herein by this reference  
8 (Subject Property).

9           **Section 3.           Owner and Applicant Description.** The Subject  
10 Property is owned by Buffalo Land & Timber, LLC. The applicant is  
11 Patrick W. Krechowski, Esq., One Independent Drive, Suite 1800,  
12 Jacksonville, Florida 32202; (904) 348-6877.

13           **Section 4.           Adoption of Small-Scale Land Use Amendment.** The  
14 City Council hereby adopts a proposed Small-Scale revision to the  
15 Future Land Use Map series of the *2030 Comprehensive Plan* by changing  
16 the Future Land Use Map designation from Light Industrial (LI) to  
17 Heavy Industrial (HI), pursuant to Application Number L-5495-20C.

18           **Section 5.           Applicability, Effect and Legal Status.** The  
19 applicability and effect of the *2030 Comprehensive Plan*, as herein  
20 amended, shall be as provided in the Community Planning Act, Sections  
21 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
22 development undertaken by, and all actions taken in regard to  
23 development orders by governmental agencies in regard to land which  
24 is subject to the *2030 Comprehensive Plan*, as herein amended, shall  
25 be consistent therewith as of the effective date of this amendment  
26 to the plan.

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

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

