

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-7**

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 RESIDENTIAL-PROFESSIONAL-  
9 INSTITUTIONAL (RPI) TO BUSINESS PARK (BP) ON  
10 APPROXIMATELY 1.53± ACRES LOCATED IN COUNCIL  
11 DISTRICT 1 AT 1535 WHITLOCK AVENUE, 1517 WHITLOCK  
12 AVENUE AND 0 WHITLOCK AVENUE, BETWEEN MACY AVENUE  
13 AND MAITLAND AVENUE (R.E. NOS. 141446-0300,  
14 141449-0000, 141450-0000, 141446-0000 AND  
15 141458-0000), OWNED BY SURESH SAM RAMKISSOON,  
16 ALSO KNOWN AS SURESH S. RAMKISSOON, AND SELWYN  
17 BISSOON, AS MORE PARTICULARLY DESCRIBED HEREIN,  
18 PURSUANT TO APPLICATION NUMBER L-5620-21C;  
19 PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED  
20 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
21 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
22 EFFECTIVE DATE.  
23

24 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
25 Ordinance Code, and Section 163.3187(1), Florida Statutes, an  
26 application for a proposed Small-Scale Amendment to the Future Land  
27 Use Map series (FLUMs) of the 2030 Comprehensive Plan to change the  
28 Future Land Use designation from Residential-Professional-  
29 Institutional (RPI) to Business Park (BP) on approximately 1.53± acres  
30 of certain real property in Council District 1 was filed by Josh  
31 Cockrell on behalf of the owners, Suresh Sam Ramkissoon, also known

1 as Suresh S. Ramkissoon, and Selwyn Bissoon; and

2 **WHEREAS**, the Planning and Development Department reviewed the  
3 proposed revision and application and has prepared a written report  
4 and rendered an advisory recommendation to the City Council with  
5 respect to the proposed amendment; and

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

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

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

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

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

2           **Section 1.           Purpose and Intent.** This Ordinance is adopted  
3 to carry out the purpose and intent of, and exercise the authority  
4 set out in, the Community Planning Act, Sections 163.3161 through  
5 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
6 amended.

7           **Section 2.           Subject Property Location and Description.** The  
8 approximately 1.53± acres are located in Council District 1 at 1535  
9 Whitlock Avenue, 1517 Whitlock Avenue and 0 Whitlock Avenue, between  
10 Macy Avenue and Maitland Avenue (R.E. Nos. 141446-0300, 141449-0000,  
11 141450-0000, 141446-0000 and 141458-0000), as more particularly  
12 described in **Exhibit 1**, dated October 1, 2021, and graphically  
13 depicted in **Exhibit 2**, both **attached hereto** and incorporated herein  
14 by this reference (the "Subject Property").

15           **Section 3.           Owner and Applicant Description.** The Subject  
16 Property is owned by Suresh Sam Ramkissoon, also known as Suresh S.  
17 Ramkissoon, and Selwyn Bissoon. The applicant is Josh Cockrell, P.O.  
18 Box 28327, Jacksonville, Florida 32226; (904)720-4260.

19           **Section 4.           Adoption of Small-Scale Land Use Amendment.** The  
20 City Council hereby adopts a proposed Small-Scale revision to the  
21 Future Land Use Map series of the *2030 Comprehensive Plan* by changing  
22 the Future Land Use Map designation from Residential-Professional-  
23 Institutional (RPI) to Business Park (BP), pursuant to Application  
24 Number L-5620-21C.

25           **Section 5.           Applicability, Effect and Legal Status.** The  
26 applicability and effect of the *2030 Comprehensive Plan*, as herein  
27 amended, shall be as provided in the Community Planning Act, Sections  
28 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
29 development undertaken by, and all actions taken in regard to  
30 development orders by governmental agencies in regard to land which  
31 is subject to the *2030 Comprehensive Plan*, as herein amended, shall

1 be consistent therewith as of the effective date of this amendment  
2 to the plan.

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

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

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

13 **Section 7. Disclaimer.** The amendment granted herein shall

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

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

26 effective upon signature by the Mayor or upon becoming effective  
27 without the Mayor's signature.

1 Form Approved:

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3           /s/ Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared By: Ed Lukacovic

6 GC-#1471631-v2-2022-7\_(L-5620-21C)