

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-303-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 LIGHT INDUSTRIAL (LI) TO  
9 MEDIUM DENSITY RESIDENTIAL (MDR) ON APPROXIMATELY  
10 0.12± ACRES LOCATED IN COUNCIL DISTRICT 9 AT 0  
11 FLORENCE STREET, BETWEEN WALLER STREET AND  
12 PHYLLIS STREET (R.E. NOS. 063779-0000 (PORTION)  
13 AND 063782-0000 (PORTION)), OWNED BY HOOSE HOMES  
14 AND INVESTMENTS, LLC AND BCEL 10D LLC, AS MORE  
15 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO  
16 APPLICATION NUMBER L-5669-22C; 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 Light Industrial (LI) to Medium  
27 Density Residential (MDR) on approximately 0.12± acres of certain  
28 real property in Council District 9 was filed by Taylor Mejia on  
29 behalf of the owners, Hoose Homes and Investments, LLC and BCEL 10D  
30 LLC; and

31 **WHEREAS**, the Planning and Development Department reviewed the

1 proposed revision and application and has prepared a written report  
2 and rendered an advisory recommendation to the City Council with  
3 respect to the proposed amendment; and

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

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

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

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

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

31 **Section 1. Purpose and Intent.** This Ordinance is adopted

1 to carry out the purpose and intent of, and exercise the authority  
2 set out in, the Community Planning Act, Sections 163.3161 through  
3 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
4 amended.

5       **Section 2. Subject Property Location and Description.** The  
6 approximately 0.12± acres are located in Council District 9 at 0  
7 Florence Street, between Waller Street and Phyllis Street (R.E. Nos.  
8 063779-0000 (Portion) and 063782-0000 (Portion)), as more  
9 particularly described in **Revised Exhibit 1**, dated May 2, 2022, and  
10 graphically depicted in **Exhibit 2**, both **attached hereto** and  
11 incorporated herein by this reference (the "Subject Property").

12       **Section 3. Owner and Applicant Description.** The Subject  
13 Property is owned by Hoose Homes and Investments, LLC and BCEL 10D  
14 LLC. The applicant is Taylor Mejia, 208 North Laura Street, Suite  
15 710, Jacksonville, Florida 32202; (904) 349-5954.

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 Light Industrial (LI) to  
20 Medium Density Residential (MDR), pursuant to Application Number L-  
21 5669-22C.

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.**

