

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-605-W**

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) TO LIGHT INDUSTRIAL (LI) ON  
10 APPROXIMATELY 5.39± ACRES LOCATED IN COUNCIL  
11 DISTRICT 12 AT 0 BULLS BAY HIGHWAY, BETWEEN  
12 BEAVER STREET WEST AND NEVADA STREET (R.E. NO.  
13 006222-0230), OWNED BY RAY LANE PROPERTIES, LLC,  
14 AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT  
15 TO APPLICATION NUMBER L-5689-22C; PROVIDING A  
16 DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN  
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
19 DATE.  
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21 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
22 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an  
23 application for a proposed Small-Scale Amendment to the Future Land  
24 Use Map series (FLUMs) of the *2030 Comprehensive Plan* to change the  
25 Future Land Use designation from Community/General Commercial (CGC)  
26 to Light Industrial (LI) on 5.39± acres of certain real property in  
27 Council District 12 was filed by Paul Harden, Esq., on behalf of the  
28 owner, Ray Lane Properties, LLC; and

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

1 respect to the proposed amendment; and

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

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

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

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

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

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

1 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
2 amended.

3       **Section 2. Subject Property Location and Description.** The  
4 approximately 5.39± acres are located in Council District 12 at 0  
5 Bulls Bay Highway, between Beaver Street West and Nevada Street (R.E.  
6 No. 006222-0230), as more particularly described in **Exhibit 1**, dated  
7 March 3, 2022, and graphically depicted in **Exhibit 2**, both attached  
8 hereto and incorporated herein by this reference (the "Subject  
9 Property").

10       **Section 3. Owner and Applicant Description.** The Subject  
11 Property is owned by Ray Lane Properties, LLC. The applicant is Paul  
12 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,  
13 Florida 32207; (904) 396-5731.

14       **Section 4. Adoption of Small-Scale Land Use Amendment.** The  
15 City Council hereby adopts a proposed Small-Scale revision to the  
16 Future Land Use Map series of the *2030 Comprehensive Plan* by changing  
17 the Future Land Use Map designation from Community/General Commercial  
18 (CGC) to Light Industrial (LI), pursuant to Application Number L-  
19 5689-22C.

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

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

30       (a) If the amendment meets the criteria of Section 163.3187,  
31 *Florida Statutes*, as amended, and is not challenged, the effective

1 date of this plan amendment shall be thirty-one (31) days after  
2 adoption.

3 (b) If challenged within thirty (30) days after adoption, the  
4 plan amendment shall not become effective until the state land  
5 planning agency or the Administration Commission, respectively, issue  
6 a final order determining the adopted Small-Scale Amendment to be in  
7 compliance.

8 **Section 7. Disclaimer.** The amendment granted herein shall  
9 **not** be construed as an exemption from any other applicable local,  
10 state, or federal laws, regulations, requirements, permits or  
11 approvals. All other applicable local, state or federal permits or  
12 approvals shall be obtained before commencement of the development  
13 or use, and issuance of this amendment is based upon acknowledgement,  
14 representation and confirmation made by the applicant(s), owner(s),  
15 developer(s) and/or any authorized agent(s) or designee(s) that the  
16 subject business, development and/or use will be operated in strict  
17 compliance with all laws. Issuance of this amendment does **not** approve,  
18 promote or condone any practice or act that is prohibited or  
19 restricted by any federal, state or local laws.

20 **Section 8. Effective Date.** This Ordinance shall become  
21 effective upon signature by the Mayor or upon becoming effective  
22 without the Mayor's signature.

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24 Form Approved:

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26           /s/ Mary E. Staffopoulos          

27 Office of General Counsel

28 Legislation Prepared By: Ed Lukacovic

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