

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-667-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) TO MEDIUM DENSITY RESIDENTIAL  
10 (MDR) ON APPROXIMATELY 1.63± ACRES LOCATED IN  
11 COUNCIL DISTRICT 9 AT 6133 BLANDING BOULEVARD,  
12 BETWEEN BLANDING BOULEVARD AND WESCONNETT  
13 BOULEVARD (R.E. NO. 097727-0100 (PORTION)), OWNED  
14 BY MELISSA WILSON CHURCH, PATRICIA WILSON-BANKS,  
15 AND JUDITH A. WILSON, FORMERLY KNOWN AS JUDITH A.  
16 THOMASON, AS MORE PARTICULARLY DESCRIBED HEREIN,  
17 PURSUANT TO APPLICATION NUMBER L-5735-22C;  
18 PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED  
19 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
20 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
21 EFFECTIVE DATE.  
22

23 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
24 Ordinance Code, and Section 163.3187(1), Florida Statutes, an  
25 application for a proposed Small-Scale Amendment to the Future Land  
26 Use Map series (FLUMs) of the 2030 Comprehensive Plan to change the  
27 Future Land Use designation from Community/General Commercial (CGC)  
28 to Medium Density Residential (MDR) on approximately 1.63± acres of  
29 certain real property in Council District 9 was filed by Elizabeth  
30 Rothenberg, Esq., on behalf of the owners, Melissa Wilson Church,  
31 Patricia Wilson-Banks, and Judith A. Wilson, formerly known as Judith

1 A. Thomason; 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 1.63± acres are located in Council District 9 at 6133  
9 Blanding Boulevard, between Blanding Boulevard and Wesconnett  
10 Boulevard (R.E. No. 097727-0100 (portion)), as more particularly  
11 described in **Exhibit 1**, dated June 10, 2022, and graphically depicted  
12 in **Exhibit 2**, both attached hereto and incorporated herein by this  
13 reference (the "Subject Property").

14           **Section 3.           Owner and Applicant Description.** The Subject  
15 Property is owned by Melissa Wilson Church, Patricia Wilson-Banks,  
16 and Judith A. Wilson, formerly known as Judith A. Thomason. The  
17 applicant is Elizabeth Rothenberg, Esq., 233 East Bay Street, Suite  
18 1113, Jacksonville, Florida 32034; (904) 479-6425.

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 Community/General Commercial  
23 (CGC) to Medium Density Residential (MDR), pursuant to Application  
24 Number L-5735-22C.

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: Marcus Salley

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