

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-293**

5 AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO  
6 THE FUTURE LAND USE MAP SERIES OF THE 2045  
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND  
8 USE DESIGNATION FROM COMMUNITY/GENERAL  
9 COMMERCIAL (CGC) TO COMMUNITY/GENERAL  
10 COMMERCIAL (CGC) WITH FUTURE LAND USE ELEMENT  
11 (FLUE) SITE SPECIFIC POLICY 4.4.41 ON  
12 APPROXIMATELY 3.04± ACRES LOCATED IN COUNCIL  
13 DISTRICT 7 AT 0 EAST 7TH STREET AND 27 EAST 7TH  
14 STREET, BETWEEN MAIN STREET AND HUBBARD STREET  
15 (R.E. NOS. 071383-0000 AND 071653-0000), OWNED  
16 BY 27 EAST 7TH STREET LLC, AS MORE PARTICULARLY  
17 DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER  
18 L-5811-23C; ADOPTING A NEW SITE SPECIFIC POLICY  
19 4.4.41 IN THE FUTURE LAND USE ELEMENT; PROVIDING  
20 A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN  
21 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
22 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
23 DATE.

24  
25 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
26 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an  
27 application for a proposed Small-Scale Amendment to the Future Land  
28 Use Map series (FLUMs) of the *2045 Comprehensive Plan* to change the  
29 future land use designation from Community/General Commercial (CGC)  
30 to Community/General Commercial (CGC) with Future Land Use Element  
31 (FLUE) Site Specific Policy 4.4.41 on 3.04± acres of certain real

1 property in Council District 7 was filed by Paul Harden, Esq., on  
2 behalf of the owner, 27 East 7<sup>TH</sup> Street LLC; and

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

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

12 **WHEREAS**, the Land Use and Zoning (LUZ) Committee of the City  
13 Council held a public hearing on this proposed amendment to the *2045*  
14 *Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*,  
15 considered all written and oral comments received during the public  
16 hearing, and has made its recommendation to the City Council; and

17 **WHEREAS**, the City Council held a public hearing on this proposed  
18 amendment, with public notice having been provided, pursuant to  
19 Section 163.3187, *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*  
20 *Code*, and considered all oral and written comments received during  
21 public hearings, including the data and analysis portions of this  
22 proposed amendment to the *2045 Comprehensive Plan* and the  
23 recommendations of the Planning and Development Department, the  
24 Planning Commission and the LUZ Committee; and

25 **WHEREAS**, in the exercise of its authority, the City Council has  
26 determined it necessary and desirable to adopt this proposed amendment  
27 to the *2045 Comprehensive Plan* to preserve and enhance present  
28 advantages, encourage the most appropriate use of land, water, and  
29 resources consistent with the public interest, overcome present  
30 deficiencies, and deal effectively with future problems which may  
31 result from the use and development of land within the City of

1 Jacksonville; now, therefore

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

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

8 **Section 2. Subject Property Location and Description.** The  
9 approximately 3.04± acres are located in Council District 7 at 0 East  
10 7<sup>th</sup> Street and 27 East 7<sup>th</sup> Street, between Main Street and Hubbard  
11 Street (R.E. Nos. 071383-0000 and 071653-0000), as more particularly  
12 described in **Exhibit 1**, dated October 12, 2022, 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 27 East 7<sup>TH</sup> Street LLC. The applicant is Paul  
17 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,  
18 Florida 32207; (904) 396-5731.

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 *2045 Comprehensive Plan* by changing  
22 the Future Land Use Map designation of the Subject Property from  
23 Community/General Commercial (CGC) to Community/General Commercial  
24 (CGC) with FLUE Site Specific Policy 4.4.41, pursuant to Small-Scale  
25 Application Number L-5811-23C.

26 **Section 5. Site Specific Policy.** Future Land Use Element  
27 (FLUE) Site Specific Policy 4.4.41 dated March 30, 2023, attached  
28 hereto as **Exhibit 3**, is hereby adopted.

29 **Section 6. Applicability, Effect and Legal Status.** The  
30 applicability and effect of the *2045 Comprehensive Plan*, as herein  
31 amended, shall be as provided in the Community Planning Act, Sections

1 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
2 development undertaken by, and all actions taken in regard to  
3 development orders by governmental agencies in regard to land which  
4 is subject to the *2045 Comprehensive Plan*, as herein amended, shall  
5 be consistent therewith as of the effective date of this amendment  
6 to the plan.

7 **Section 7. Effective Date of this Plan Amendment.**

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

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

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

29 **Section 9. Effective Date.** This Ordinance shall become  
30 effective upon signature by the Mayor or upon becoming effective  
31 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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