

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-357**

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) AND LOW DENSITY RESIDENTIAL  
10 (LDR) TO RESIDENTIAL-PROFESSIONAL-INSTITUTIONAL  
11 (RPI) ON APPROXIMATELY 7.08± ACRES LOCATED IN  
12 COUNCIL DISTRICT 7 AT 14801 NORTH MAIN STREET AND  
13 14839 NORTH MAIN STREET, BETWEEN BERNARD ROAD AND  
14 LAKE RUN BOULEVARD (R.E. NOS. 108160-0000 AND  
15 108163-0000), OWNED BY 17 SIGNATURE, LLC, AS MORE  
16 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO  
17 APPLICATION NUMBER L-5804-23C; PROVIDING A  
18 DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN  
19 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
20 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
21 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 *2045 Comprehensive Plan* to change the  
27 Future Land Use designation from Community/General Commercial (CGC)  
28 and Low Density Residential (LDR) to Residential-Professional-  
29 Institutional (RPI) on 7.08± acres of certain real property in Council  
30 District 7 was filed by Marshall Phillips, Esq. on behalf of the  
31 owner, 17 Signature, LLC; and

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

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

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

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

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

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

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

6           **Section 2.           Subject Property Location and Description.** The  
7 approximately 7.08± acres are located in Council District 7 at 14801  
8 North Main Street and 14839 North Main Street, between Bernard Road  
9 and Lake Run Boulevard (R.E. Nos. 108160-0000 and 108163-0000), as  
10 more particularly described in **Exhibit 1**, dated February 8, 2023, and  
11 graphically depicted in **Exhibit 2**, both attached hereto and  
12 incorporated herein by this reference (the "Subject Property").

13           **Section 3.           Owner and Applicant Description.** The Subject  
14 Property is owned by 17 Signature, LLC. The applicant is Marshall  
15 Phillips, Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville,  
16 Florida 32207; (904) 346-5535.

17           **Section 4.           Adoption of Small-Scale Land Use Amendment.** The  
18 City Council hereby adopts a proposed Small-Scale revision to the  
19 Future Land Use Map series of the *2045 Comprehensive Plan* by changing  
20 the Future Land Use Map designation of the Subject Property from  
21 Community/General Commercial (CGC) and Low Density Residential (LDR)  
22 to Residential-Professional-Institutional (RPI), pursuant to  
23 Application Number L-5804-23C.

24           **Section 5.           Applicability, Effect and Legal Status.** The  
25 applicability and effect of the *2045 Comprehensive Plan*, as herein  
26 amended, shall be as provided in the Community Planning Act, Sections  
27 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
28 development undertaken by, and all actions taken in regard to  
29 development orders by governmental agencies in regard to land which  
30 is subject to the *2045 Comprehensive Plan*, as herein amended, shall  
31 be consistent therewith as of the effective date of this amendment

1 to the plan.

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

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

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

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

24           **Section 8.           Effective Date.** This Ordinance shall become  
25 effective upon signature by the Mayor or upon becoming effective  
26 without the Mayor's signature.

1 Form Approved:

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3           /s/ Shannon K. Eller          

4 Office of General Counsel

5 Legislation Prepared By: Krista Fogarty

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