

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-273**

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 RECREATION AND OPEN SPACE  
9 (ROS) TO COMMUNITY/GENERAL COMMERCIAL (CGC) ON  
10 APPROXIMATELY 4.48± ACRES LOCATED IN COUNCIL  
11 DISTRICT 7 AT 851 NORTH MARKET STREET, BETWEEN  
12 MARKET STREET NORTH AND LIBERTY STREET NORTH  
13 (R.E. NO. 074384-0100 (PORTION)), OWNED BY THE  
14 CITY OF JACKSONVILLE, FLORIDA, A BODY POLITIC AND  
15 CORPORATE, AS MORE PARTICULARLY DESCRIBED HEREIN,  
16 PURSUANT TO APPLICATION NUMBER L-5860-23C;  
17 PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED  
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
20 EFFECTIVE 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 *2045 Comprehensive Plan* to change the  
26 Future Land Use designation from Recreation and Open Space (ROS) to  
27 Community/General Commercial (CGC) on 4.48± acres of certain real  
28 property in Council District 7 was filed by T.R. Hainline, Esq., on  
29 behalf of the owner, the City of Jacksonville, Florida, a body politic  
30 and corporate; 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 *2045*  
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  
15 proposed amendment, with public notice having been provided, pursuant  
16 to Section 163.3187, *Florida Statutes*, and Chapter 650, Part 4,  
17 *Ordinance Code*, and considered all oral and written comments received  
18 during public hearings, including the data and analysis portions of  
19 this proposed amendment to the *2045 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  
23 has determined it necessary and desirable to adopt this proposed  
24 amendment to the *2045 Comprehensive Plan* to preserve and enhance  
25 present advantages, encourage the most appropriate use of land, water,  
26 and 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 4.48± acres are located in Council District 7 at 851  
7 North Market Street, between Market Street North and Liberty Street  
8 North (R.E. No. 074384-0100 (portion)), as more particularly  
9 described in **Exhibit 1**, dated December 21, 2023, and graphically  
10 depicted in **Exhibit 2**, both attached hereto and incorporated herein  
11 by this reference (the "Subject Property").

12       **Section 3.       Owner and Applicant Description.** The Subject  
13 Property is owned by the City of Jacksonville, Florida, a body politic  
14 and corporate. The applicant is T.R. Hainline, Esq., 1301 Riverplace  
15 Boulevard, Suite 1500, Jacksonville, Florida 32207; (904) 346-5531.

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 *2045 Comprehensive Plan* by changing  
19 the Future Land Use Map designation of the Subject Property from  
20 Recreation and Open Space (ROS) to Community/General Commercial  
21 (CGC), pursuant to Application Number L-5860-23C.

22       **Section 5.       Applicability, Effect and Legal Status.** The  
23 applicability and effect of the *2045 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 *2045 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.**

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

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

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

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

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26 Form Approved:

27  
28 /s/ Mary E. Staffopoulos

29 Office of General Counsel

30 Legislation Prepared By: Sam Roberts

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