

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2024-310**

AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES OF THE 2045 COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM COMMUNITY/GENERAL COMMERCIAL (CGC) TO LIGHT INDUSTRIAL (LI) ON APPROXIMATELY 1.85± ACRES LOCATED IN COUNCIL DISTRICT 5 AT 5310 PHILIPS HIGHWAY, BETWEEN UNIVERSITY BOULEVARD AND SOUTHGATE DRIVE (R.E. NO. 152986-0010), OWNED BY PHILIPS CENTER PLAZA, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER L-5926-24C; PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, pursuant to the provisions of Section 650.402(b), Ordinance Code, and Section 163.3187(1), Florida Statutes, an application for a proposed Small-Scale Amendment to the Future Land Use Map series (FLUMs) of the 2045 Comprehensive Plan to change the Future Land Use designation from Community/General Commercial (CGC) to Light Industrial (LI) on 1.85± acres of certain real property in Council District 5 was filed by Jasmin Hadziabdic on behalf of the owner, Philips Center Plaza, LLC; and

**WHEREAS**, the Planning and Development Department reviewed the proposed revision and application and has prepared a written report 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 *2045*  
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  
13 proposed amendment, with public notice having been provided, pursuant  
14 to Section 163.3187, *Florida Statutes*, and Chapter 650, Part 4,  
15 *Ordinance Code*, and considered all oral and written comments received  
16 during public hearings, including the data and analysis portions of  
17 this proposed amendment to the *2045 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  
21 has determined it necessary and desirable to adopt this proposed  
22 amendment to the *2045 Comprehensive Plan* to preserve and enhance  
23 present advantages, encourage the most appropriate use of land, water,  
24 and 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 1.85± acres are located in Council District 5 at 5310  
5 Philips Highway, between University Boulevard and Southgate Drive  
6 (R.E. No. 152986-0010), as more particularly described in **Exhibit 1**,  
7 dated March 19, 2024, and graphically depicted in **Exhibit 2**, both  
8 attached hereto and incorporated herein by this reference (the  
9 "Subject Property").

10       **Section 3.       Owner and Applicant Description.** The Subject  
11 Property is owned by Philips Center Plaza, LLC. The applicant is  
12 Jasmin Hadziabdic, 4333 Shallow Lake Drive, Jacksonville, Florida  
13 32258; (904) 566-9521.

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 *2045 Comprehensive Plan* by changing  
17 the Future Land Use Map designation of the Subject Property from  
18 Community/General Commercial (CGC) to Light Industrial (LI), pursuant  
19 to Application Number L-5926-24C.

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

23  
24 Form Approved:

25  
26 /s/ Mary E. Staffopoulos

27 Office of General Counsel

28 Legislation Prepared By: Helena Parola

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