

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-715**

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 AGRICULTURE-IV (AGR-IV) TO
9 LIGHT INDUSTRIAL (LI) ON APPROXIMATELY 1.0± ACRES
10 LOCATED IN COUNCIL DISTRICT 7 AT 7641 WOODLEY
11 ROAD, BETWEEN U.S. HIGHWAY 1 AND WOODLEY ROAD,
12 OWNED BY SEASTOP, LLC, AS MORE PARTICULARLY
13 DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER
14 L-5485-20C; PROVIDING A DISCLAIMER THAT THE
15 AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED
16 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
17 PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
20 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an
21 application for a proposed Small-Scale Amendment to the Future Land
22 Use Map series (FLUMs) of the *2030 Comprehensive Plan* to change the
23 Future Land Use designation from Agriculture-IV (AGR-IV) to Light
24 Industrial (LI) on 1.0± acres of certain real property in Council
25 District 7, was filed by Danielle Schatz, on behalf of the owner,
26 SeaStop, LLC; and

27 **WHEREAS**, the Planning and Development Department reviewed the
28 proposed revision and application and has prepared a written report
29 and rendered an advisory recommendation to the City Council with
30 respect to the proposed amendment; and

31 **WHEREAS**, the Planning Commission, acting as the Local Planning

1 Agency (LPA), held a public hearing on this proposed amendment, with
2 due public notice having been provided, reviewed and considered
3 comments received during the public hearing and made its
4 recommendation to the City Council; and

5 **WHEREAS**, the Land Use and Zoning (LUZ) Committee of the City
6 Council held a public hearing on this proposed amendment to the *2030*
7 *Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*,
8 considered all written and oral comments received during the public
9 hearing, and has made its recommendation to the City Council; and

10 **WHEREAS**, the City Council held a public hearing on this proposed
11 amendment, with public notice having been provided, pursuant to
12 Section 163.3187, *Florida Statutes* and Chapter 650, Part 4, *Ordinance*
13 *Code*, and considered all oral and written comments received during
14 public hearings, including the data and analysis portions of this
15 proposed amendment to the *2030 Comprehensive Plan* and the
16 recommendations of the Planning and Development Department, the
17 Planning Commission and the LUZ Committee; and

18 **WHEREAS**, in the exercise of its authority, the City Council has
19 determined it necessary and desirable to adopt this proposed amendment
20 to the *2030 Comprehensive Plan* to preserve and enhance present
21 advantages, encourage the most appropriate use of land, water, and
22 resources consistent with the public interest, overcome present
23 deficiencies, and deal effectively with future problems which may
24 result from the use and development of land within the City of
25 Jacksonville; now, therefore

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

27 **Section 1. Purpose and Intent.** This Ordinance is adopted
28 to carry out the purpose and intent of, and exercise the authority
29 set out in, the Community Planning Act, Sections 163.3161 through
30 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as
31 amended.

1 **Section 2. Subject Property Location and Description.** The
2 approximately 1.0± acres (R.E. No. 002520-0020 (portion)) are located
3 in Council District 7 at 7641 Woodley Road, between U.S. Highway 1
4 and Woodley Road, as more particularly described in **Exhibit 1**, dated
5 October 5, 2020, and graphically depicted in **Exhibit 2**, both **attached**
6 **hereto** and incorporated herein by this reference (Subject Property).

7 **Section 3. Owner and Applicant Description.** The Subject
8 Property is owned by SeaStop, LLC. The applicant is Danielle Schatz,
9 7641 Woodley Road, Jacksonville, Florida 32219; (904) 714-4454.

10 **Section 4. Adoption of Small-Scale Land Use Amendment.** The
11 City Council hereby adopts a proposed Small-Scale revision to the
12 Future Land Use Map series of the *2030 Comprehensive Plan* by changing
13 the Future Land Use Map designation from Agriculture-IV (AGR-IV) to
14 Light Industrial (LI), pursuant to Application Number L-5485-20C.

15 **Section 5. Applicability, Effect and Legal Status.** The
16 applicability and effect of the *2030 Comprehensive Plan*, as herein
17 amended, shall be as provided in the Community Planning Act, Sections
18 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All
19 development undertaken by, and all actions taken in regard to
20 development orders by governmental agencies in regard to land which
21 is subject to the *2030 Comprehensive Plan*, as herein amended, shall
22 be consistent therewith as of the effective date of this amendment
23 to the plan.

24 **Section 6. Effective date of this Plan Amendment.**

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

29 (b) If challenged within thirty (30) days after adoption, the
30 plan amendment shall not become effective until the state land
31 planning agency or the Administration Commission, respectively,

