Introduced by the Land Use and Zoning Committee:

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## ORDINANCE 2020-604-E

AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT 5 TO THE FUTURE LAND USE MAP SERIES OF THE 2030 6 7 COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND DESIGNATION FROM BUSINESS PARK 8 (BP) USE TΟ 9 LIGHT INDUSTRIAL (LI) ON APPROXIMATELY 5.29± 10 ACRES LOCATED IN COUNCIL DISTRICT 11 AT 0 11 SALISBURY ROAD, BETWEEN BELFORT ROAD AND BAYMEADOWS ROAD, OWNED BY PARADIGM HOLDINGS OF 12 FLORIDA, LLC, AS MORE PARTICULARLY DESCRIBED 13 14 HEREIN, PURSUANT TO APPLICATION NUMBER L-5470-20C; PROVIDING A DISCLAIMER THAT THE AMENDMENT 15 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN 16 17 EXEMPTION FROM ANY OTHER APPLICABLE LAWS: PROVIDING AN EFFECTIVE DATE. 18

20 WHEREAS, pursuant to the provisions of Section 650.402(b), 21 Ordinance Code, and Section 163.3187(1), Florida Statutes, an 22 application for a proposed Small-Scale Amendment to the Future Land 23 Use Map series (FLUMs) of the 2030 Comprehensive Plan to change the 24 Future Land Use designation from Business Park (BP) to Light 25 Industrial (LI) on 5.29± acres of certain real property in Council 26 District 11, was filed by Thomas O. Ingram, Esq., on behalf of the 27 owner, Paradigm Holdings of Florida, LLC; and

28 WHEREAS, the Planning and Development Department reviewed the 29 proposed revision and application and has prepared a written report 30 and rendered an advisory recommendation to the City Council with 31 respect to the proposed amendment; and WHEREAS, the Planning Commission, acting as the Local Planning Agency (LPA), held a public hearing on this proposed amendment, with due public notice having been provided, reviewed and considered comments received during the public hearing and made its recommendation to the City Council; and

6 WHEREAS, the Land Use and Zoning (LUZ) Committee of the City 7 Council held a public hearing on this proposed amendment to the 8 2030 Comprehensive Plan, pursuant to Chapter 650, Part 4, Ordinance 9 Code, considered all written and oral comments received during the 10 public hearing, and has made its recommendation to the City 11 Council; and

WHEREAS, the City Council held a public hearing on this 12 13 proposed amendment, with public notice having been provided, 14 pursuant to Section 163.3187, Florida Statutes and Chapter 650, 15 Part 4, Ordinance Code, and considered all oral and written 16 comments received during public hearings, including the data and 17 analysis portions of this proposed amendment to the 2030 18 Comprehensive Plan and the recommendations of the Planning and 19 Development Department, the Planning Commission and the LUZ 20 Committee; and

21 WHEREAS, in the exercise of its authority, the City Council 22 has determined it necessary and desirable to adopt this proposed 23 amendment to the 2030 Comprehensive Plan to preserve and enhance 24 present advantages, encourage the most appropriate use of land, 25 water, and resources consistent with the public interest, overcome 26 present deficiencies, and deal effectively with future problems 27 which may result from the use and development of land within the 28 City of Jacksonville; now, therefore

BE IT ORDAINED by the Council of the City of Jacksonville:
Section 1. Purpose and Intent. This Ordinance is adopted
to carry out the purpose and intent of, and exercise the authority
set out in, the Community Planning Act, Sections 163.3161 through

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163.3248, Florida Statutes, and Chapter 166, Florida Statutes, as
 amended.

3 Section 2. Subject Property Location and Description. 4 The approximately 5.29± acres (R.E. No. 152577-0050) are located in 5 Council District 11 at 0 Salisbury Road, between Belfort Road and 6 Baymeadows Road, as more particularly described in Exhibit 1, dated 7 August 27, 2020, and graphically depicted in Exhibit 2, both 8 attached hereto and incorporated herein by this reference (Subject 9 Property).

10 Section 3. Owner and Applicant Description. The Subject 11 Property is owned by Paradigm Holdings of Florida, LLC. The 12 applicant is Thomas O. Ingram, Esq., 233 East Bay Street, Suite 13 1113, Jacksonville, Florida 32202; (904) 612-9179.

Section 4. Adoption of Small-Scale Land Use Amendment. The City Council hereby adopts a proposed Small-Scale revision to the Future Land Use Map series of the 2030 Comprehensive Plan by changing the Future Land Use Map designation from Business Park (BP) to Light Industrial (LI), pursuant to Application Number L-5470-20C.

Applicability, Effect and Legal Status. 20 Section 5. The applicability and effect of the 2030 Comprehensive Plan, as herein 21 22 amended, shall be as provided in the Community Planning Act, 23 Sections 163.3161 through 163.3248, Florida Statutes, and this 24 Ordinance. All development undertaken by, and all actions taken in 25 regard to development orders by governmental agencies in regard to 26 land which is subject to the 2030 Comprehensive Plan, as herein 27 amended, shall be consistent therewith as of the effective date of 28 this amendment to the plan.

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## 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
32 date of this plan amendment shall be thirty-one (31) days after

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adoption.

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2 (b) If challenged within thirty (30) days after adoption, the 3 plan amendment shall not become effective until the state land 4 planning agency or the Administration Commission, respectively, 5 issues a final order determining the adopted Small-Scale Amendment 6 to be in compliance.

Disclaimer. The amendment granted herein shall 7 Section 7. 8 not be construed as an exemption from any other applicable local, 9 state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or 10 11 approvals shall be obtained before commencement of the development 12 use and issuance of this amendment is based upon or 13 acknowledgement, representation and confirmation made by the 14 applicant(s), owner(s), developer(s) and/or any authorized agent(s) 15 or designee(s) that the subject business, development and/or use 16 will be operated in strict compliance with all laws. Issuance of 17 this amendment does **not** approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local 18 19 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.

24 Form Approved:

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26 <u>/s/ Shannon K. Eller</u>

27 Office of General Counsel

28 Legislation Prepared By: Kristen Reed

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