Introduced by the Land Use and Zoning Committee:

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ORDINANCE 2020-717-W

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 USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL 9 (MDR) TO BUSINESS PARK (BP) ON APPROXIMATELY 10 0.19± OF AN ACRE LOCATED IN COUNCIL DISTRICT 7 AT 1654 WALNUT STREET, BETWEEN 7TH STREET EAST 11 AND 6TH STREET EAST, OWNED BY J PROPERTIES I, 12 13 LLC, AS MORE PARTICULARLY DESCRIBED HEREIN, 14 TO APPLICATION NUMBER L-5491-20C; PURSUANT 15 PROVIDING A DISCLAIMER THAT THE AMENDMENT 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 Future Land Use designation from Medium Density Residential (MDR) 24 to Business Park (BP) on 0.19± of an acre of certain real property 25 26 in Council District 7, was filed by Lara Hipps, on behalf of the owner, J Properties I, LLC; and 27

28 WHEREAS, the Planning and Development Department reviewed the proposed revision and application and has prepared a written report 29 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 proposed amendment, with public notice having been provided, 13 pursuant to Section 163.3187, Florida Statutes and Chapter 650, 14 15 Part 4, Ordinance Code, and considered all oral and written 16 comments received during public hearings, including the data and 17 of this proposed amendment to analysis portions the 2030 Comprehensive Plan and the recommendations of the Planning and 18 19 Development Department, the Planning Commission and the LUZ 20 Committee; and

WHEREAS, in the exercise of its authority, the City Council 21 has determined it necessary and desirable to adopt this proposed 22 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

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1 set out in, the Community Planning Act, Sections 163.3161 through 2 163.3248, Florida Statutes, and Chapter 166, Florida Statutes, as 3 amended.

Section 2. Subject Property Location and Description.
The approximately 0.19± of an acre (R.E. No. 072297-0000) is
located in Council District 7 at 1654 Walnut Street, between 7th
Street East and 6th Street East, as more particularly described in
Exhibit 1, dated November 3, 2020, and graphically depicted in
Exhibit 2, both attached hereto and incorporated herein by this
reference (Subject Property).

Section 3. Owner and Applicant Description. The Subject Property is owned by J Properties I, LLC. The applicant is Lara Hipps, 1650 Margaret Street, #323, Jacksonville, Florida 32204; (904) 781-2654.

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 Medium Density Residential (MDR) to Business Park (BP), pursuant to Application Number L-5491-20C.

21 Applicability, Effect and Legal Status. Section 5. The applicability and effect of the 2030 Comprehensive Plan, as herein 22 23 amended, shall be as provided in the Community Planning Act, 24 Sections 163.3161 through 163.3248, Florida Statutes, and this 25 Ordinance. All development undertaken by, and all actions taken in 26 regard to development orders by governmental agencies in regard to 27 land which is subject to the 2030 Comprehensive Plan, as herein amended, shall be consistent therewith as of the effective date of 28 29 this amendment to the plan.

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Section 6. Effective date of this Plan Amendment.

31 (a) If the amendment meets the criteria of Section 163.3187,

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Florida Statutes, as amended, and is not challenged, the effective date of this plan amendment shall be thirty-one (31) days after adoption.

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

Disclaimer. The amendment granted herein shall 9 Section 7. not be construed as an exemption from any other applicable local, 10 state, or federal laws, regulations, requirements, permits or 11 12 approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development 13 14 issuance of this amendment or use and is based upon 15 acknowledgement, representation and confirmation made by the 16 applicant(s), owner(s), developer(s) and/or any authorized agent(s) 17 or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of 18 19 this amendment does **not** approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local 20 21 laws.

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

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26 Form Approved:

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/s/ Shannon K. Eller

29 Office of General Counsel

30 Legislation Prepared By: Edward Lukacovic

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