

1 Introduced by Council Members Dennis and Salem:  
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4 **ORDINANCE 2021-165**

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 MEDIUM DENSITY RESIDENTIAL  
9 (MDR) TO RESIDENTIAL-PROFESSIONAL-INSTITUTIONAL  
10 (RPI) ON APPROXIMATELY 0.18± OF AN ACRE LOCATED  
11 IN COUNCIL DISTRICT 9 AT 0 LINE STREET, BETWEEN  
12 MCQUADE STREET AND BROADWAY AVENUE, OWNED BY  
13 GATEWAY COMMUNITY SERVICES, INC., AS MORE  
14 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO  
15 APPLICATION NUMBER L-5531-21C; PROVIDING A  
16 DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN  
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
19 DATE.  
20

21 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
22 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an  
23 application for a proposed Small-Scale Amendment to the Future Land  
24 Use Map series (FLUMs) of the *2030 Comprehensive Plan* to change the  
25 Future Land Use designation from Medium Density Residential (MDR) to  
26 Residential-Professional-Institutional (RPI) on 0.18± of an acre of  
27 certain real property in Council District 9 was filed by the City of  
28 Jacksonville, on behalf of the owner, Gateway Community Services,  
29 Inc.; and

30 **WHEREAS**, the Planning and Development Department reviewed the  
31 proposed revision and application and has prepared a written report

1 and rendered an advisory recommendation to the City Council with  
2 respect to the proposed amendment; and

3 **WHEREAS**, the Planning Commission, acting as the Local Planning  
4 Agency (LPA), held a public hearing on this proposed amendment, with  
5 due public notice having been provided, reviewed and considered  
6 comments received during the public hearing and made its  
7 recommendation to the City Council; and

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

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

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

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

30 **Section 1. Purpose and Intent.** This Ordinance is adopted  
31 to carry out the purpose and intent of, and exercise the authority

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.

4 **Section 2. Subject Property Location and Description.** The  
5 approximately 0.18± of an acre (R.E. No. 077366-0000) is located in  
6 Council District 9 at 0 Line Street, between McQuade Street and  
7 Broadway Avenue, as more particularly described in **Exhibit 1**, dated  
8 March 3, 2021, and graphically depicted in **Exhibit 2**, both **attached**  
9 **hereto** and incorporated herein by this reference (Subject Property).

10 **Section 3. Owner and Applicant Description.** The Subject  
11 Property is owned by Gateway Community Services, Inc. The applicant  
12 is the City of Jacksonville, 214 North Hogan Street, Suite 300,  
13 Jacksonville, Florida 32202; (904) 255-7800.

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 *2030 Comprehensive Plan* by changing  
17 the Future Land Use Map designation from Medium Density Residential  
18 (MDR) to Residential-Professional-Institutional (RPI), pursuant to  
19 Application Number L-5531-21C.

20 **Section 5. Applicability, Effect and Legal Status.** The  
21 applicability and effect of the *2030 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 *2030 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,  
6 issues a final order determining the adopted Small-Scale Amendment  
7 to be in 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.

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24 Form Approved:

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26           /s/ Shannon K. Eller          

27 Office of General Counsel

28 Legislation Prepared By: Kristen Reed

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