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 NOTBE 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 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

**WHEREAS,** the Land Use and Zoning (LUZ) Committee of the City Council held a public hearing on this proposed amendment to the *2045 Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*, considered all written and oral comments received during the public hearing, and has made its recommendation to the City Council; and

**WHEREAS,** the City Council held a public hearing on this proposed amendment, with public notice having been provided, pursuant to Section 163.3187, *Florida Statutes*, and Chapter 650, Part 4, *Ordinance Code,* and considered all oral and written comments received during public hearings, including the data and analysis portions of this proposed amendment to the *2045 Comprehensive Plan* and the recommendations of the Planning and Development Department, the Planning Commission and the LUZ Committee; and

**WHEREAS,** in the exercise of its authority, the City Council has determined it necessary and desirable to adopt this proposed amendment to the *2045 Comprehensive Plan* to preserve and enhance present advantages, encourage the most appropriate use of land, water, and resources consistent with the public interest, overcome present deficiencies, and deal effectively with future problems which may result from the use and development of land within the 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 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as amended.

**Section 2. Subject Property Location and Description.** The approximately 1.85± acres are located in Council District 5 at 5310 Philips Highway, between University Boulevard and Southgate Drive (R.E. No. 152986-0010), as more particularly described in **Exhibit 1**, dated March 19, 2024, and graphically depicted in **Exhibit 2**,bothattached hereto and incorporated herein by this reference (the “Subject Property”).

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

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

**Section 5. Applicability, Effect and Legal Status.** The applicability and effect of the *2045 Comprehensive Plan*, as herein amended, shall be as provided in the Community Planning Act, Sections 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All development undertaken by, and all actions taken in regard to development orders by governmental agencies in regard to land which is subject to the *2045 Comprehensive Plan*, as herein amended, shall be consistent therewith as of the effective date of this amendment to the plan.

**Section 6. Effective Date of this Plan Amendment.**

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

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

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

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

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Helena Parola

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