

NOTICE OF PUBLIC HEARINGS FOR AMENDMENTS OF LAND USE TO THE 2045 COMPREHENSIVE PLAN FOR SMALL -SCALE

THE CITY OF JACKSONVILLE INTENDS TO ADOPT FOUR (4) SMALL-SCALE LAND USE AMENDMENTS TO THE FUTURE LAND USE MAP SERIES (FLUMS) OF THE 2045 COMPREHENSIVE PLAN. SPECIFICALLY, THE FOUR (4) SMALL-SCALE LAND USE AMENDMENTS FROM THE 2026C SERIES FILED BY THE OWNERS, THEIR AUTHORIZED AGENTS, OR THE CITY FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF JACKSONVILLE ARE IDENTIFIED BY THE ORDINANCES BELOW.

Pursuant to the provisions of Sections 163.3184 and 163.3187, *Florida Statutes* and Section 650.406, *City of Jacksonville Ordinance Code*, public hearings on the proposed amendments have been scheduled as follows:

By Jacksonville Planning Commission Acting as Local Planning Agency (LPA)

Thursday, July 23, 2026
1 p.m.
Ed Ball Building
214 N Hogan St., 1st Floor
Room 1002

By City Council *

Tuesday, July 28, 2026
5 p.m.

By Land Use and Zoning (LUZ) Committee *

Tuesday, August 4, 2026
5 p.m.

By City Council *

Tuesday, August 11, 2026
5 p.m.

*** City Council and LUZ Committee Public Hearings:**
Council Chambers, 1st floor
117 West Duval Street

If a person decides to appeal any decision made by City Council with respect to the adoption of the proposed amendments, he/ she will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based in order to qualify to participate in administrative proceedings regarding the Florida Commerce's determination of compliance or non-compliance of this amendment to the 2045 *Comprehensive Plan*, as adopted, under Chapter 163, Part II, Florida Statutes, that person shall have submitted oral or written objections during local government review and adoption proceedings.

Persons needing special accommodations to attend any hearing noticed shall contact the Legislative Services Division, (904) 255-5122 not less than 48 hours before a hearing or meeting in order to make arrangements.



Attest: Jason R. Teal
City Council Director/
Council Secretary

The Honorable Kevin Carrico
Jacksonville City Council President

ORDINANCE 2026-477

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 PUBLIC BUILDINGS AND FACILITIES (PBF) TO MEDIUM DENSITY RESIDENTIAL (MDR) ON APPROXIMATELY 12.41± ACRES LOCATED IN COUNCIL DISTRICT 5 AT 7401 OLD KINGS ROAD SOUTH, BETWEEN OLD KINGS ROAD SOUTH AND POWERS AVENUE (R.E. NO. 148000-0000), OWNED BY DUVAL COUNTY SCHOOL BOARD, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER L-6123-26C; PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.



ORDINANCE 2026-475

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 WATER DEPENDENT-WATER RELATED (WD-WR) TO LIGHT INDUSTRIAL (LI) ON APPROXIMATELY 1.91± ACRES, LOCATED IN COUNCIL DISTRICT 2 AT 0 GRANITE PLACE, BETWEEN NEW BERLIN ROAD AND INTERSTATE 295 (R.E. NO(S). 108820-0050), OWNED BY BIRD DOG LAND HOLDINGS, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER L-6120-26C; PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

ORDINANCE 2026-479

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 MEDIUM DENSITY RESIDENTIAL (MDR) TO HIGH DENSITY RESIDENTIAL (HDR) ON APPROXIMATELY 1.69± ACRES LOCATED IN COUNCIL DISTRICT 7 AT 888 FRANKLIN STREET, BETWEEN FRANKLIN STREET AND VAN BURREN STREET (R.E. NO(S). 122486-0000), OWNED BY JHA FRANKLIN ARMS, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER L-6122-26C; PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

ORDINANCE 2026-481

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 LOW DENSITY RESIDENTIAL (LDR) ON APPROXIMATELY 0.78± OF AN ACRE LOCATED IN COUNCIL DISTRICT 12 AT 1442 BIVINS ROAD, BETWEEN HOGAN SETTLEMENT ROAD AND NORMANDY BOULEVARD (R.E. NO(S). 007630-0000), OWNED BY COMMERCIAL STRATEGIES GROUP, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER L-6102-26C; PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

Persons interested in commenting on these proposed amendments to the 2045 *Comprehensive Plan* may appear and shall be given an opportunity to speak at the public hearings. The proposed land use amendments, if adopted, will change the permitted uses of these properties and may result in a rezoning of the affected properties. All interested persons are invited and encouraged to review the referenced legislation in this advertisement that indicates the proposed amendments and to appear at the public hearings and be heard regarding the adoption of the proposed amendments. Written comments may be mailed or delivered to the City Council Legislative Services Division, 4th Floor, City Hall at St. James Building, 117 West Duval Street, Jacksonville, Florida 32202 until the day of the public hearing. Copies of the amendments are available for public inspection at the Council Legislative Services Division and at the Jacksonville Planning Department, 214 North Hogan Street, Edward Ball Building, Suite 300, Jacksonville, Florida 32202. For additional information call (904) 255-7800. Please visit www.Jacksonville.gov for meeting information and information regarding accessing public buildings.