

1 Introduced and substituted by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-680**

5 AN ORDINANCE TRANSMITTING TO THE STATE OF
6 FLORIDA'S VARIOUS AGENCIES FOR REVIEW, A
7 PROPOSED LARGE SCALE REVISION TO THE FUTURE LAND
8 USE MAP SERIES OF THE *2030 COMPREHENSIVE PLAN* TO
9 CHANGE THE FUTURE LAND USE DESIGNATION FROM
10 AGRICULTURE-III (AGR-III) AND AGRICULTURE-IV
11 (AGR-IV), TO LOW DENSITY RESIDENTIAL (LDR) AND
12 RURAL RESIDENTIAL (RR) ON APPROXIMATELY 103.85±
13 ACRES LOCATED IN COUNCIL DISTRICT 12 AT 0
14 NORMANDY BOULEVARD, 14370 NORMANDY BOULEVARD,
15 14380 NORMANDY BOULEVARD AND 14410 NORMANDY
16 BOULEVARD, BETWEEN NORMANDY BOULEVARD AND
17 MANNING CEMETERY ROAD, OWNED BY WILBUR C. BELL,
18 DONNA F. BELL, PAMELA D. BURCH-DYER, GEOFFREY P.
19 DYER AND RORY E. VILETT, AS MORE PARTICULARLY
20 DESCRIBED HEREIN, INCLUDING A PROPOSED REVISION
21 TO THE DEVELOPMENT AREAS MAP, PURSUANT TO
22 APPLICATION NUMBER L-5482-20A; PROVIDING A
23 DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN
24 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
25 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
26 DATE.

27
28 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
29 *Ordinance Code*, Application Number L-5482-20A requesting a revision
30 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
31 change the future land use designation from Agriculture-III (AGR-III)

1 and Agriculture-IV (AGR-IV) to Low Density Residential (LDR) and
2 Rural Residential (RR), has been filed by T.R. Hainline, Esq., on
3 behalf of Wilbur C. Bell, Donna F. Bell, Pamela D. Burch-Dyer,
4 Geoffrey P. Dyer and Rory E. Vilett, the owners of certain real
5 property located in Council District 12, as more particularly
6 described in Section 2; and

7 **WHEREAS**, the Planning and Development Department reviewed the
8 proposed revision and application, held a public information workshop
9 on this proposed amendment to the *2030 Comprehensive Plan*, with due
10 public notice having been provided, and having reviewed and considered
11 all comments received during the public workshop, has prepared a
12 written report and rendered an advisory recommendation to the Council
13 with respect to this proposed amendment; and

14 **WHEREAS**, the Planning Commission, acting as the Local Planning
15 Agency (LPA), held a public hearing on this proposed amendment, with
16 due public notice having been provided, reviewed and considered all
17 comments received during the public hearing and made its
18 recommendation to the City Council; and

19 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public
20 hearing on this proposed amendment pursuant to Chapter 650, Part 4,
21 *Ordinance Code*, and having considered all written and oral comments
22 received during the public hearing, has made its recommendation to
23 the Council; and

24 **WHEREAS**, the City Council held a public hearing on this proposed
25 amendment with public notice having been provided, pursuant to Section
26 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
27 *Code*, and having considered all written and oral comments received
28 during the public hearing, the recommendations of the Planning and
29 Development Department, the LPA, and the LUZ Committee, desires to
30 transmit this proposed amendment through the State's Expedited State
31 Review Process for amendment review to the Florida Department of

1 Economic Opportunity, as the State Land Planning Agency, the Northeast
2 Florida Regional Council, the Florida Department of Transportation,
3 the St. Johns River Water Management District, the Florida Department
4 of Environmental Protection, the Florida Fish and Wildlife
5 Conservation Commission, the Department of State's Bureau of Historic
6 Preservation, the Florida Department of Education, and the Department
7 of Agriculture and Consumer Services; now, therefore

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

9 **Section 1. Purpose and Intent.** The Council hereby approves
10 for transmittal to the various State agencies for review a proposed
11 large scale revision to the Future Land Use Map series of the *2030*
12 *Comprehensive Plan* by changing the future land use designation from
13 Agriculture-III (AGR-III) and Agriculture-IV (AGR-IV) to Low Density
14 Residential (LDR) and Rural Residential (RR), pursuant to Application
15 Number L-5482-20A.

16 **Section 2. Subject Property Location and Description.** The
17 approximately 103.85± acres are located in Council District 12, at 0
18 Normandy Boulevard, 14370 Normandy Boulevard, 14380 Normandy
19 Boulevard and 14410 Normandy Boulevard, between Normandy Boulevard
20 and Manning Cemetery Road (R.E. Nos. 002315-0000, 002315-0022,
21 002315-1000, 002316-0000 and 002316-1000), as more particularly
22 described in **Exhibit 1**, dated February 24, 2021, and graphically
23 depicted in **Exhibit 2**, both of which are **attached hereto** and
24 incorporated herein by this reference (Subject Property).

25 **Section 3. Owner and Applicant Description.** The Subject
26 Property is owned by Wilbur C. Bell, Donna F. Bell, Pamela D. Burch-
27 Dyer, Geoffrey P. Dyer and Rory E. Vilett. The applicant is T.R.
28 Hainline, Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville,
29 Florida 32207; (904) 346-5531.

30 **Section 4. Development Areas Map.** This transmittal
31 includes a proposed revision to the Development Areas Map adopted as

