

1 The Land Use and Zoning Committee offers the following substitute to
2 File No. 2020-680:

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4 Introduced by the Land Use and Zoning Committee:

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7 **ORDINANCE 2020-680**

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

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31 **WHEREAS**, pursuant to the provisions of Section 650.402(b),

1 *Ordinance Code*, Application Number L-5482-20A requesting a revision
2 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
3 change the future land use designation from Agriculture-III (AGR-III)
4 and Agriculture-IV (AGR-IV) to Low Density Residential (LDR) and
5 Rural Residential (RR), has been filed by T.R. Hainline, Esq., on
6 behalf of Wilbur C. Bell, Donna F. Bell, Pamela D. Burch-Dyer,
7 Geoffrey P. Dyer and Rory E. Vilett, the owners of certain real
8 property located in Council District 12, as more particularly
9 described in Section 2; and

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

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

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

27 **WHEREAS**, the City Council held a public hearing on this proposed
28 amendment with public notice having been provided, pursuant to Section
29 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
30 *Code*, and having considered all written and oral comments received
31 during the public hearing, the recommendations of the Planning and

1 Development Department, the LPA, and the LUZ Committee, desires to
2 transmit this proposed amendment through the State's Expedited State
3 Review Process for amendment review to the Florida Department of
4 Economic Opportunity, as the State Land Planning Agency, the Northeast
5 Florida Regional Council, the Florida Department of Transportation,
6 the St. Johns River Water Management District, the Florida Department
7 of Environmental Protection, the Florida Fish and Wildlife
8 Conservation Commission, the Department of State's Bureau of Historic
9 Preservation, the Florida Department of Education, and the Department
10 of Agriculture and Consumer Services; now, therefore

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

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

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

28 **Section 3. Owner and Applicant Description.** The Subject
29 Property is owned by Wilbur C. Bell, Donna F. Bell, Pamela D. Burch-
30 Dyer, Geoffrey P. Dyer and Rory E. Vilett. The applicant is T.R.
31 Hainline, Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville,

