

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-271

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 AGRICULTURE (AGR) IN THE RURAL DEVELOPMENT AREA TO LOW DENSITY RESIDENTIAL (LDR) IN THE SUBURBAN DEVELOPMENT AREA ON APPROXIMATELY 46.54± ACRES LOCATED IN COUNCIL DISTRICT 12 AT 0 NORMANDY BOULEVARD, BETWEEN MANNING CEMETERY ROAD AND BICENTENNIAL DRIVE (A PORTION OF R.E. NO. 002314-0000), OWNED BY HENRY G. GRIFFIS, JR., INDIVIDUALLY, AND HENRY G. GRIFFIS, JR., JOHN P. STEVENS AND RONALD D. MOSLEY, JR. AS TRUSTEES OF THE IDA GRIFFIS 1996 TRUST F/B/O DIANA G. NAZARIO, AS MORE PARTICULARLY DESCRIBED HEREIN, INCLUDING A REVISION TO THE DEVELOPMENT AREAS MAP, PURSUANT TO APPLICATION NUMBER L-6023-25C; PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN SHALL NOT BE 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 Agriculture (AGR) in the Rural

1 Development Area to Low Density Residential (LDR) in the Suburban
2 Development Area on 46.54± acres of certain real property in Council
3 District 12 was filed by Paul Harden, Esq. on behalf of the owners,
4 Henry G. Griffis, Jr., individually, and Henry G. Griffis, Jr., John
5 P. Stevens and Ronald D. Mosley, Jr. as Trustees of the Ida Griffis
6 1996 Trust f/b/o Diana G. Nazario; and

7 **WHEREAS,** the Planning and Development Department reviewed the
8 proposed revision and application and has prepared a written report
9 and rendered an advisory recommendation to the City Council with
10 respect to the proposed amendment; and

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

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

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

29 **WHEREAS,** in the exercise of its authority, the City Council
30 has determined it necessary and desirable to adopt this proposed
31 amendment to the *2045 Comprehensive Plan* to preserve and enhance

1 present advantages, encourage the most appropriate use of land, water,
2 and resources consistent with the public interest, overcome present
3 deficiencies, and deal effectively with future problems which may
4 result from the use and development of land within the City of
5 Jacksonville; now therefore

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

7 **Section 1. Purpose and Intent.** This Ordinance is adopted
8 to carry out the purpose and intent of, and exercise the authority
9 set out in, the Community Planning Act, Sections 163.3161 through
10 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as
11 amended.

12 **Section 2. Subject Property Location and Description.** The
13 approximately 46.54± acres are located in Council District 12 at 0
14 Normandy Boulevard, between Manning Cemetery Road and Bicentennial
15 Drive (a portion of R.E. No. 002314-0000), as more particularly
16 described in **Exhibit 1**, dated January 24, 2025, and graphically
17 depicted in **Exhibit 2**, both attached hereto and incorporated herein
18 by this reference (the "Subject Property").

19 **Section 3. Owner and Applicant Description.** The Subject
20 Property is owned by Henry G. Griffis, Jr., individually, and Henry
21 G. Griffis, Jr., John P. Stevens and Ronald D. Mosley, Jr. as Trustees
22 of the Ida Griffis 1996 Trust f/b/o Diana G. Nazario. The applicant
23 is Paul Harden, Esq., 1431 Riverplace Boulevard, Suite 901,
24 Jacksonville, Florida 32207; (904) 396-5731.

25 **Section 4. Adoption of Small-Scale Land Use Amendment.** The
26 City Council hereby adopts a proposed Small-Scale revision to the
27 Future Land Use Map series of the *2045 Comprehensive Plan* by changing
28 the Future Land Use Map designation of the Subject Property from
29 Agriculture (AGR) in the Rural Development Area to Low Density
30 Residential (LDR) in the Suburban Development Area, pursuant to
31 Application Number L-6023-25C.

1 **Section 5. Development Areas Map.** The approval herein
2 includes a proposed revision to the Development Areas Map adopted as
3 Map 6 of the Future Land Use Map Series of the *2045 Comprehensive*
4 *Plan* as depicted in **Exhibit 3**, attached hereto and incorporated herein
5 by this reference.

6 **Section 6. Applicability, Effect and Legal Status.** The
7 applicability and effect of the *2045 Comprehensive Plan*, as herein
8 amended, shall be as provided in the Community Planning Act, Sections
9 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All
10 development undertaken by, and all actions taken in regard to
11 development orders by governmental agencies in regard to land which
12 is subject to the *2045 Comprehensive Plan*, as herein amended, shall
13 be consistent therewith as of the effective date of this amendment
14 to the plan.

15 **Section 7. Effective Date of this Plan Amendment.**

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

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

25 **Section 8. Disclaimer.** The amendment granted herein shall
26 **not** be construed as an exemption from any other applicable local,
27 state, or federal laws, regulations, requirements, permits or
28 approvals. All other applicable local, state or federal permits or
29 approvals shall be obtained before commencement of the development
30 or use, and issuance of this amendment is based upon acknowledgement,
31 representation and confirmation made by the applicant(s), owner(s),

1 developer(s) and/or any authorized agent(s) or designee(s) that the
2 subject business, development and/or use will be operated in strict
3 compliance with all laws. Issuance of this amendment does **not** approve,
4 promote or condone any practice or act that is prohibited or
5 restricted by any federal, state or local laws.

6 **Section 9. Effective Date.** This Ordinance shall become
7 effective upon signature by the Mayor or upon becoming effective
8 without the Mayor's signature.

9
10 Form Approved:

11
12 /s/ Dylan Reingold

13 Office of General Counsel

14 Legislation Prepared By: Maddie Read

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