

1 Introduced 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 COMMUNITY/GENERAL COMMERCIAL (CGC), WITH A
13 DEVELOPMENT BOUNDARY CHANGE, ON APPROXIMATELY
14 103.85± ACRES LOCATED IN COUNCIL DISTRICT 12 AT
15 0 NORMANDY BOULEVARD, 14370 NORMANDY BOULEVARD,
16 14380 NORMANDY BOULEVARD AND 14410 NORMANDY
17 BOULEVARD, BETWEEN NORMANDY BOULEVARD AND
18 MANNING CEMETERY ROAD, OWNED BY WILBUR C. BELL,
19 DONNA F. BELL, PAMELA D. BURCH-DYER, GEOFFREY P.
20 DYER AND RORY E. VILETT, AS MORE PARTICULARLY
21 DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER
22 L-5482-20A; PROVIDING A DISCLAIMER THAT THE
23 TRANSMITTAL GRANTED HEREIN SHALL NOT BE
24 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
25 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

26
27 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
28 *Ordinance Code*, Application Number L-5482-20A requesting a revision
29 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
30 change the future land use designation from Agriculture-III (AGR-III)
31 and Agriculture-IV (AGR-IV) to Low Density Residential (LDR) and

1 Community/General Commercial (CGC), with a development boundary
2 change, has been filed by T.R. Hainline, Esq., on behalf of Wilbur
3 C. Bell, Donna F. Bell, Pamela D. Burch-Dyer, Geoffrey P. Dyer and
4 Rory E. Vilett, the owners of certain real property located in Council
5 District 12, as more particularly described in Section 2; and

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

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

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

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

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

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

8 **Section 1. Purpose and Intent.** The Council hereby approves
9 for transmittal to the various State agencies for review a proposed
10 large scale revision to the Future Land Use Map series of the 2030
11 *Comprehensive Plan* by changing the future land use designation from
12 Agriculture-III (AGR-III) and Agriculture-IV (AGR-IV) to Low Density
13 Residential (LDR) and Community/General Commercial (CGC), with a
14 development boundary change as depicted on **Exhibit 3, attached hereto,**
15 pursuant to Application 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 October 20, 2020, 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. Disclaimer.** The transmittal granted herein
31 shall **not** be construed as an exemption from any other applicable

