

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-309-W**

5 AN ORDINANCE TRANSMITTING A PROPOSED LARGE SCALE  
6 REVISION TO THE FUTURE LAND USE MAP SERIES OF THE  
7 2030 COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND  
8 USE DESIGNATION FROM RURAL RESIDENTIAL (RR),  
9 AGRICULTURE-II (AGR-II), AGRICULTURE-III (AGR-  
10 III), AGRICULTURE-IV (AGR-IV) AND LIGHT  
11 INDUSTRIAL (LI) TO LOW DENSITY RESIDENTIAL (LDR),  
12 COMMUNITY/GENERAL COMMERCIAL (CGC) AND  
13 AGRICULTURE-IV (AGR-IV) ON APPROXIMATELY 1915.12±  
14 ACRES IN COUNCIL DISTRICT 12, GENERALLY LOCATED  
15 SOUTH OF NORMANDY BOULEVARD, BETWEEN MAXVILLE-  
16 MIDDLEBURG ROAD AND SOLOMON ROAD, OWNED BY  
17 DIAMOND TIMBER INVESTMENTS, LLC, TIMBER FOREST  
18 TRAIL INVESTMENTS, LLC, VCP-REAL ESTATE  
19 INVESTMENTS, LTD., KAMERON L. HODGES, AND DUANE  
20 J. HODGES, AS MORE PARTICULARLY DESCRIBED HEREIN,  
21 PURSUANT TO APPLICATION NUMBER L-5339-18A, FOR  
22 TRANSMITTAL TO THE STATE OF FLORIDA'S VARIOUS  
23 AGENCIES FOR REVIEW; PROVIDING A DISCLAIMER THAT  
24 THE TRANSMITTAL GRANTED HEREIN SHALL NOT BE  
25 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
26 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

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28 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
29 *Ordinance Code*, Application Number L-5339-18A requesting a revision to  
30 the Future Land Use Map series of the *2030 Comprehensive Plan* to change  
31 the future land use designation from Rural Residential (RR),

1 Agriculture-II (AGR-II), Agriculture-III (AGR-III), Agriculture-IV  
2 (AGR-IV) and Light Industrial (LI) to Low Density Residential (LDR),  
3 Community/General Commercial (CGC) and Agriculture-IV (AGR-IV) has been  
4 filed by Steve Diebenow, Esq., on behalf of the owners of certain real  
5 property located in Council District 12, as more particularly described  
6 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 recommendation  
18 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 the  
23 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 Code*,  
27 and having considered all written and oral comments received during the  
28 public hearing, the recommendations of the Planning and Development  
29 Department, the LPA, and the LUZ Committee, desires to transmit this  
30 proposed amendment through the State's Expedited State Review Process  
31 for amendment review to the Florida Department of Economic Opportunity,

1 as the State Land Planning Agency, the Northeast Florida Regional  
2 Council, the Florida Department of Transportation, the St. Johns River  
3 Water Management District, the Florida Department of Environmental  
4 Protection, the Florida Fish and Wildlife Conservation Commission, the  
5 Department of State's Bureau of Historic Preservation, the Florida  
6 Department of Education, and the Department of Agriculture and Consumer  
7 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 Rural Residential (RR), Agriculture-II (AGR-II), Agriculture-III (AGR-  
14 III), Agriculture-IV (AGR-IV) and Light Industrial (LI) to Low Density  
15 Residential (LDR), Community/General Commercial (CGC) and Agriculture-  
16 IV (AGR-IV), pursuant to Application Number L-5339-18A.

17 **Section 2. Subject Property Location and Description.** The  
18 approximately 1915.12± acres in Council District 12 is generally  
19 located south of Normandy Boulevard, between Maxville-Middleburg Road  
20 and Solomon Road, as more particularly described in **Exhibit 1**, dated  
21 March 22, 2019, and graphically depicted in **Exhibit 2**, both of which  
22 are **attached hereto** and incorporated herein by this reference (Subject  
23 Property).

24 **Section 3. Owner and Applicant Description.** The Subject  
25 Property is owned by Diamond Timber Investments, LLC, Timber Forest  
26 Trail Investments, LLC, VCP-Real Estate Investments, Ltd., Kameron L.  
27 Hodges, and Duane J. Hodges. The applicant is Steve Diebenow, Esq.,  
28 One Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
29 301-1269.

30 **Section 4. Disclaimer.** The transmittal granted herein  
31 shall **not** be construed as an exemption from any other applicable local,

1 state, or federal laws, regulations, requirements, permits or  
2 approvals. All other applicable local, state or federal permits or  
3 approvals shall be obtained before commencement of the development or  
4 use and issuance of this transmittal is based upon acknowledgement,  
5 representation and confirmation made by the applicant(s), owner(s),  
6 developer(s) and/or any authorized agent(s) or designee(s) that the  
7 subject business, development and/or use will be operated in strict  
8 compliance with all laws. Issuance of this transmittal does **not**  
9 approve, promote or condone any practice or act that is prohibited or  
10 restricted by any federal, state or local laws.

11 **Section 5. Effective Date.** This Ordinance shall become  
12 effective upon signature by the Mayor or upon becoming effective  
13 without the Mayor's signature.

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15 Form Approved:

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17           /s/ Shannon K. Eller          

18 Office of General Counsel

19 Legislation Prepared by: Kristen Reed

20 GC-#1278855-v1-L-5339\_LS\_TRANS