

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

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

29 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
30 *Ordinance Code*, Application Number L-5482-20A requesting a revision

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

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

17 **WHEREAS**, the Planning Commission, acting as the Local Planning
18 Agency (LPA), held a public hearing on this proposed amendment,
19 with due public notice having been provided, reviewed and
20 considered all comments received during the public hearing and made
21 its 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
28 proposed amendment with public notice having been provided,
29 pursuant to Section 163.3184(3), *Florida Statutes*, and Chapter 650,
30 Part 4, *Ordinance Code*, and having considered all written and oral
31 comments received during the public hearing, the recommendations of

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

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

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

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

29 **Section 3. Owner and Applicant Description.** The Subject
30 Property is owned by Wilbur C. Bell, Donna F. Bell, Pamela D.
31 Burch-Dyer, Geoffrey P. Dyer and Rory E. Vilett. The applicant is

1 T.R. Hainline, Esq., 1301 Riverplace Boulevard, Suite 1500,
2 Jacksonville, Florida 32207; (904) 346-5531.

3 **Section 4. Development Areas Map.** This transmittal
4 includes a proposed revision to the Development Areas Map adopted
5 as Future Land Use Element Map L-21, Transportation Element Map T-4
6 and Capital Improvements Element Map CI-1 of the *2030 Comprehensive*
7 *Plan*, as depicted in **Exhibit 3, attached hereto.**

8 **Section 5. Disclaimer.** The transmittal granted herein
9 shall **not** be construed as an exemption from any other applicable
10 local, state, or federal laws, regulations, requirements, permits
11 or approvals. All other applicable local, state or federal permits
12 or approvals shall be obtained before commencement of the
13 development or use and issuance of this transmittal is based upon
14 acknowledgement, representation and confirmation made by the
15 applicant(s), owner(s), developer(s) and/or any authorized agent(s)
16 or designee(s) that the subject business, development and/or use
17 will be operated in strict compliance with all laws. Issuance of
18 this transmittal does **not** approve, promote or condone any practice
19 or act that is prohibited or restricted by any federal, state or
20 local laws.

21 **Section 6. Effective Date.** This Ordinance shall become
22 effective upon signature by the Mayor or upon becoming effective
23 without the Mayor's signature.

24
25 Form Approved:

26
27 /s/ Shannon K. Eller

28 Office of General Counsel

29 Legislation Prepared by: Kristen Reed

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