

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2019-787**

5 AN ORDINANCE TRANSMITTING A PROPOSED LARGE
6 SCALE REVISION TO THE FUTURE LAND USE MAP
7 SERIES OF THE 2030 COMPREHENSIVE PLAN TO
8 CHANGE THE FUTURE LAND USE DESIGNATION FROM
9 RURAL RESIDENTIAL (RR) TO COMMUNITY/GENERAL
10 COMMERCIAL (CGC) ON APPROXIMATELY 14.71± ACRES
11 LOCATED IN COUNCIL DISTRICT 12 AT 12250
12 NORMANDY BOULEVARD, BETWEEN POW-MIA MEMORIAL
13 PARKWAY AND CECIL COMMERCE CENTER PARKWAY,
14 OWNED BY GSD VENTURES, LLC, AS TRUSTEE OF
15 TRUST NO. 12250 DATED JUNE 12, 2019, AS MORE
16 PARTICULARLY DESCRIBED HEREIN, PURSUANT TO
17 APPLICATION NUMBER L-5397-19A, FOR TRANSMITTAL
18 TO THE STATE OF FLORIDA'S VARIOUS AGENCIES FOR
19 REVIEW; PROVIDING A DISCLAIMER THAT THE
20 TRANSMITTAL GRANTED HEREIN SHALL NOT BE
21 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
22 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

23
24 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
25 *Ordinance Code*, Application Number L-5397-19A requesting a revision
26 to the Future Land Use Map series of the *2030 Comprehensive Plan* to
27 change the future land use designation from Rural Residential (RR)
28 to Community/General Commercial (CGC) has been filed by T.R.
29 Hainline, Esq., on behalf of GSD Ventures, LLC, as Trustee of Trust
30 No. 12250 dated June 12, 2019, the owner of certain real property
31 located in Council District 12, as more particularly described in

1 Section 2; and

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

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

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

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

1 Protection, the Florida Fish and Wildlife Conservation Commission,
2 the Department of State's Bureau of Historic Preservation, the
3 Florida Department of Education, and the Department of Agriculture
4 and Consumer Services; now, therefore

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

6 **Section 1. Purpose and Intent.** The Council hereby
7 approves for transmittal to the various State agencies for review a
8 proposed large scale revision to the Future Land Use Map series of
9 the *2030 Comprehensive Plan* by changing the future land use
10 designation from Rural Residential (RR) to Community/General
11 Commercial (CGC), pursuant to Application Number L-5397-19A.

12 **Section 2. Subject Property Location and Description.**
13 The approximately 14.71± acres are located in Council District 12
14 at 12250 Normandy Boulevard, between POW-MIA Memorial Parkway and
15 Cecil Commerce Center Parkway (R.E. No. 002185-0000), as more
16 particularly described in **Exhibit 1**, dated September 5, 2019, and
17 graphically depicted in **Exhibit 2**, both of which are **attached**
18 **hereto** and incorporated herein by this reference (Subject
19 Property).

20 **Section 3. Owner and Applicant Description.** The Subject
21 Property is owned by GSD Ventures, LLC, as Trustee of Trust No.
22 12250 dated June 12, 2019. The applicant is T.R. Hainline, Esq.,
23 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;
24 (904) 346-5531.

25 **Section 4. Disclaimer.** The transmittal granted herein
26 shall **not** be construed as an exemption from any other applicable
27 local, state, or federal laws, regulations, requirements, permits
28 or approvals. All other applicable local, state or federal permits
29 or approvals shall be obtained before commencement of the
30 development or use and issuance of this transmittal is based upon
31 acknowledgement, representation and confirmation made by the

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

7 **Section 5. Effective Date.** This Ordinance shall become
8 effective upon signature by the Mayor or upon becoming effective
9 without the Mayor's signature.

10 Form Approved:

11
12 /s/ Shannon K. Eller

13 Office of General Counsel

14 Legislation Prepared by: Krista Fogarty

15 GC-#1314055-v1-L-5397_LS_TRANS