

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-284-E**

5 AN ORDINANCE ADOPTING A LARGE-SCALE AMENDMENT
6 TO THE FUTURE LAND USE MAP SERIES OF THE 2030
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND
8 USE DESIGNATION FROM RURAL RESIDENTIAL (RR) TO
9 COMMUNITY/GENERAL COMMERCIAL (CGC) ON
10 APPROXIMATELY 14.71± ACRES LOCATED IN COUNCIL
11 DISTRICT 12 AT 12250 NORMANDY BOULEVARD,
12 BETWEEN POW-MIA MEMORIAL PARKWAY AND CECIL
13 COMMERCE CENTER PARKWAY, OWNED BY GSD VENTURES,
14 LLC (TRUSTEE), AS MORE PARTICULARLY DESCRIBED
15 HEREIN, PURSUANT TO APPLICATION NUMBER L-5397-
16 19A; PROVIDING A DISCLAIMER THAT THE AMENDMENT
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
22 *Ordinance Code*, an application for a proposed Large-Scale Amendment
23 to the Future Land Use Map series (FLUMs) of the *2030 Comprehensive*
24 *Plan* to change the Future Land Use designation from Rural
25 Residential (RR) to Community/General Commercial (CGC), has been
26 filed by T.R. Hainline, Esq., on behalf of GSD Ventures, LLC
27 (Trustee), the owner of certain real property located in Council
28 District 12, as more particularly described in Section 2; and

29 **WHEREAS**, the City, by the adoption of Ordinance 2019-787-E,
30 approved this Large-Scale Amendment to the *2030 Comprehensive Plan*
31 for transmittal to the Department of Economic Opportunity ("DEO"),

1 as the State Land Planning Agency, and other required state
2 agencies, for review and comment; and

3 **WHEREAS**, by various letters and e-mails, the DEO and other
4 state reviewing agencies transmitted their comments, if any,
5 regarding this proposed amendment; and

6 **WHEREAS**, the Planning and Development Department reviewed the
7 proposed revision and application, considered all comments
8 received, prepared a written report, and rendered an advisory
9 recommendation to the Council with respect to this proposed
10 amendment; and

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

16 **WHEREAS**, pursuant to Section 650.408, *Ordinance Code*, the Land
17 Use and Zoning (LUZ) Committee held a public hearing on this
18 proposed amendment, and made its recommendation to the City
19 Council; and

20 **WHEREAS**, pursuant to Section 163.3184(3), *Florida Statutes*,
21 and Chapter 650, Part 4, *Ordinance Code*, the City Council held a
22 public hearing with public notice having been provided on this
23 proposed amendment to the *2030 Comprehensive Plan*; and

24 **WHEREAS**, the City Council further considered all oral and
25 written comments received during public hearings, including the
26 data and analysis portions of this proposed amendment to the *2030*
27 *Comprehensive Plan*, the recommendations of the Planning and
28 Development Department, the LPA, the LUZ Committee and the
29 comments, if any, of the DEO and the other state reviewing
30 agencies; and

31 **WHEREAS**, in the exercise of its authority, the City Council

1 has determined it necessary and desirable to adopt this proposed
2 amendment to the *2030 Comprehensive Plan* to preserve and enhance
3 present advantages, encourage the most appropriate use of land,
4 water, and resources consistent with the public interest, overcome
5 present deficiencies, and deal effectively with future problems
6 which may result from the use and development of land within the
7 City of Jacksonville; now, therefore

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

9 **Section 1. Purpose and Intent.** This Ordinance is adopted
10 to carry out the purpose and intent of, and exercise the authority
11 set out in, the Community Planning Act, Sections 163.3161 through
12 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as
13 amended.

14 **Section 2. Subject Property Location and Description.** The
15 approximately 14.71± acres are located in Council District 12 at
16 12250 Normandy Boulevard, between POW-MIA Memorial Parkway and
17 Cecil Commerce Center Parkway (R.E. No. 002185-0000), as more
18 particularly described in **Exhibit 1**, dated March 20, 2020, and
19 graphically depicted in **Exhibit 2**, both of which are **attached**
20 **hereto** and incorporated herein by this reference (Subject
21 Property).

22 **Section 3. Owner and Applicant Description.** The Subject
23 Property is owned by GSD Ventures, LLC (Trustee). The applicant is
24 T.R. Hainline, 1301 Riverplace Boulevard, Suite 1500, Jacksonville,
25 Florida 32207; (904) 346-5531.

26 **Section 4. Adoption of Large-Scale Land Use Amendment.**
27 The City Council hereby adopts a proposed Large-Scale revision to
28 the Future Land Use Map series of the *2030 Comprehensive Plan* by
29 changing the Future Land Use Map designation from Rural Residential
30 (RR) to Community/General Commercial (CGC), pursuant to Application
31 Number L-5397-19A.

1 **Section 5. Applicability, Effect and Legal Status.** The
2 applicability and effect of the *2030 Comprehensive Plan*, as herein
3 amended, shall be as provided in the Community Planning Act,
4 Section 163.3161 through 163.3248, *Florida Statutes*, and this
5 ordinance. All development undertaken by, and all actions taken in
6 regard to development orders by governmental agencies in regard to
7 land which is subject to the *2030 Comprehensive Plan*, as herein
8 amended, shall be consistent therewith as of the effective date of
9 this amendment to the plan.

10 **Section 6. Effective Date of this Plan Amendment.** Unless
11 this plan amendment is timely challenged under the procedures set
12 forth in Section 163.3184(3), *Florida Statutes*, this plan amendment
13 shall be effective thirty-one days after DEO notifies the City of
14 Jacksonville that the plan amendment or plan amendment package is
15 complete. If this plan amendment is timely challenged under
16 Section 163.3184(3), *Florida Statutes*, this plan amendment shall
17 become effective when the DEO or the Administration Commission
18 enters a final order determining the adopted amendment to be in
19 compliance. If this plan amendment is found not to be in
20 compliance under the standards and procedures set forth in Chapter
21 163, Part II, *Florida Statutes*, then this plan amendment shall
22 become effective only by further action by the City Council. No
23 development orders, development permits, or land uses dependent on
24 this amendment may be issued or commence before it has become
25 effective.

26 **Section 7. Disclaimer.** The amendment granted herein shall
27 **not** be construed as an exemption from any other applicable local,
28 state, or federal laws, regulations, requirements, permits or
29 approvals. All other applicable local, state or federal permits or
30 approvals shall be obtained before commencement of the development
31 or use and issuance of this amendment is based upon

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

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

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12 Form Approved:

13
14 /s/ Shannon K. Eller

15 Office of General Counsel

16 Legislation Prepared By: Krista Fogarty

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