

1 Introduced by the Land Use and Zoning Committee:

4 **ORDINANCE 2020-279-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-II (AGR-II), AGRICULTURE-III  
11 (AGR-III), AGRICULTURE-IV (AGR-IV), RURAL  
12 RESIDENTIAL (RR) AND LIGHT INDUSTRIAL (LI) TO  
13 AGRICULTURE-IV (AGR-IV), RURAL RESIDENTIAL  
14 (RR), COMMUNITY/GENERAL COMMERCIAL (CGC) AND  
15 CONSERVATION (CSV) ON APPROXIMATELY 2167.51±  
16 ACRES LOCATED IN COUNCIL DISTRICT 12,  
17 GENERALLY LOCATED NORTH AND SOUTH OF NORMANDY  
18 BOULEVARD, AND OFF OF MCCLELLAND ROAD, AND OFF  
19 OF SOLOMON ROAD, AS MORE PARTICULARLY  
20 DESCRIBED HEREIN, PURSUANT TO APPLICATION  
21 NUMBER L-5441-20A; ADOPTING A SIGN POSTING  
22 PLAN PURSUANT TO SECTION 650.407(C)(3),  
23 *ORDINANCE CODE*; 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.

27  
28 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
29 *Ordinance Code*, Application Number L-5441-20A requesting a revision  
30 to the Future Land Use Map series of the *2030 Comprehensive Plan* to  
31 change the future land use designation from Agriculture-II (AGR-

1 II), Agriculture-III (AGR-III), Agriculture-IV (AGR-IV), Rural  
2 Residential (RR) and Light Industrial (LI) to Agriculture-IV (AGR-  
3 IV), Rural Residential (RR), Community/General Commercial (CGC) and  
4 Conservation (CSV) has been filed by Steve Diebenow, Esq., on  
5 behalf of the owners of certain real property located in Council  
6 District 12, as more particularly described in Section 2; and

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

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

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

25 **WHEREAS**, the City Council held a public hearing on this  
26 proposed amendment with public notice having been provided,  
27 pursuant to Section 163.3184(3), *Florida Statutes*, and Chapter 650,  
28 Part 4, *Ordinance Code*, and having considered all written and oral  
29 comments received during the public hearing, the recommendations of  
30 the Planning and Development Department, the LPA, and the LUZ  
31 Committee, desires to transmit this proposed amendment through the

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

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

11 **Section 1. Purpose and Intent.** The Council hereby  
12 approves for transmittal to the various State agencies for review a  
13 proposed large scale revision to the Future Land Use Map series of  
14 the *2030 Comprehensive Plan* by changing the future land use  
15 designation from Agriculture-II (AGR-II), Agriculture-III (AGR-  
16 III), Agriculture-IV (AGR-IV), Rural Residential (RR) and Light  
17 Industrial (LI) to Agriculture-IV (AGR-IV), Rural Residential (RR),  
18 Community/General Commercial (CGC) and Conservation (CSV), pursuant  
19 to Application Number L-5441-20A.

20 **Section 2. Subject Property Location and Description.**  
21 The approximately 2167.51± acres are in Council District 12, and  
22 generally located north and south of Normandy Boulevard, and off of  
23 McClelland Road, and off of Solomon Road, as more particularly  
24 described in **Exhibit 1**, dated March 31, 2020, and graphically  
25 depicted in **Exhibit 2**, both of which are **attached hereto** and  
26 incorporated herein by this reference (Subject Property).

27 **Section 3. Owner and Applicant Description.** The Subject  
28 Property is owned by various owners, as described in the  
29 application on file in the Planning and Development Department.  
30 The applicant is Steve Diebenow, Esq., One Independent Drive, Suite  
31 1200, Jacksonville, Florida 32202; (904) 301-1269.

1           **Section 4.           Adopting Sign Posting Plan Pursuant to Section**  
2 **650.407(c) (3), Ordinance Code.** Pursuant to Section 650.407(c) (3),  
3 *Ordinance Code*, the City Council hereby adopts the Sign Posting  
4 Plan dated April 1, 2020, and **attached hereto** as **Exhibit 3**, and  
5 finds that the mailed letters and notices, and the Sign Posting  
6 Plan, have provided notice to all affected property owners in  
7 compliance with all state and local laws and regulations.

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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