

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-520**

5 AN ORDINANCE ADOPTING A LARGE-SCALE AMENDMENT TO  
6 THE FUTURE LAND USE MAP SERIES OF THE 2030  
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND  
8 USE DESIGNATION FROM AGRICULTURE-III (AGR-III)  
9 AND AGRICULTURE-IV (AGR-IV) TO RURAL RESIDENTIAL  
10 (RR) AND LOW DENSITY RESIDENTIAL (LDR) ON  
11 APPROXIMATELY 103.85± ACRES IN COUNCIL DISTRICT  
12 12 AT 0 NORMANDY BOULEVARD, 14410 NORMANDY  
13 BOULEVARD, 14380 NORMANDY BOULEVARD AND 14370  
14 NORMANDY BOULEVARD, BETWEEN NORMANDY BOULEVARD  
15 AND MANNING CEMETERY ROAD, OWNED BY WILBUR C.  
16 BELL, DONNA F. BELL, RORY E. VILETT AND H. SMITH,  
17 INC., AS MORE PARTICULARLY DESCRIBED HEREIN,  
18 INCLUDING A REVISION TO THE DEVELOPMENT AREAS  
19 MAP, PURSUANT TO APPLICATION NUMBER L-5482-20A;  
20 PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED  
21 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
22 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
23 EFFECTIVE DATE.  
24

25 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
26 *Ordinance Code*, an application for a proposed Large-Scale Amendment  
27 to the Future Land Use Map series (FLUMs) of the *2030 Comprehensive*  
28 *Plan* to change the Future Land Use designation from Agriculture-III  
29 (AGR-III) and Agriculture-IV (AGR-IV) to Rural Residential (RR) and  
30 Low Density Residential (LDR), has been filed by T.R. Hainline, Esq.,  
31 on behalf of Wilbur C. Bell, Donna F. Bell, Rory E. Vilett and H.

1 Smith, Inc., the owners of certain real property located in Council  
2 District 12, as more particularly described in Section 2; and

3 **WHEREAS**, the City, by the adoption of Ordinance 2020-680-E,  
4 approved this Large-Scale Amendment to the *2030 Comprehensive Plan*  
5 for transmittal to the Department of Economic Opportunity (DEO), as  
6 the State Land Planning Agency, and other required state agencies,  
7 for review and comment; and

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

11 **WHEREAS**, the Planning and Development Department reviewed the  
12 proposed revision and application, considered all comments received,  
13 prepared a written report, and rendered an advisory recommendation  
14 to the Council with respect to this proposed amendment; and

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

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

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

27 **WHEREAS**, the City Council further considered all oral and  
28 written comments received during public hearings, including the data  
29 and analysis portions of this proposed amendment to the *2030*  
30 *Comprehensive Plan*, the recommendations of the Planning and  
31 Development Department, the LPA, the LUZ Committee and the comments,

1 if any, of the DEO and the other state reviewing agencies; and

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

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

11       **Section 1. Purpose and Intent.** This Ordinance is adopted  
12 to carry out the purpose and intent of, and exercise the authority  
13 set out in, the Community Planning Act, Sections 163.3161 through  
14 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
15 amended.

16       **Section 2. Subject Property Location and Description.** The  
17 approximately 103.85± acres are in Council District 12 at 0 Normandy  
18 Boulevard, 14410 Normandy Boulevard, 14380 Normandy Boulevard and  
19 14370 Normandy Boulevard, between Normandy Boulevard and Manning  
20 Cemetery Road, as more particularly described in **Exhibit 1**, dated  
21 February 24, 2021, and graphically depicted in **Exhibit 2**, both of  
22 which are **attached hereto** and incorporated herein by this reference  
23 (the "Subject Property").

24       **Section 3. Owner and Applicant Description.** The Subject  
25 Property is owned by Wilbur C. Bell, Donna F. Bell, Rory E. Vilett  
26 and H. Smith, Inc. The applicant is T.R. Hainline, Esq., 1301  
27 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904)  
28 346-5531.

29       **Section 4. Adoption of Large-Scale Land Use Amendment.** The  
30 City Council hereby adopts a proposed Large-Scale revision to the  
31 Future Land Use Map series of the *2030 Comprehensive Plan* by changing

1 the Future Land Use Map designation from Agriculture-III (AGR-III)  
2 and Agriculture-IV (AGR-IV) to Rural Residential (RR) and Low Density  
3 Residential (LDR), pursuant to Application Number L-5482-20A.

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

9 **Section 6. Applicability, Effect and Legal Status.** The  
10 applicability and effect of the *2030 Comprehensive Plan*, as herein  
11 amended, shall be as provided in the Community Planning Act, Section  
12 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
13 development undertaken by, and all actions taken in regard to  
14 development orders by governmental agencies in regard to land which  
15 is subject to the *2030 Comprehensive Plan*, as herein amended, shall  
16 be consistent therewith as of the effective date of this amendment  
17 to the plan.

18 **Section 7. Effective Date of this Plan Amendment.** Unless  
19 this plan amendment is timely challenged under the procedures set  
20 forth in Section 163.3184(3), *Florida Statutes*, this plan amendment  
21 shall be effective thirty-one days after DEO notifies the City of  
22 Jacksonville that the plan amendment or plan amendment package is  
23 complete. If this plan amendment is timely challenged under Section  
24 163.3184(3), *Florida Statutes*, this plan amendment shall become  
25 effective when the DEO or the Administration Commission enters a  
26 final order determining the adopted amendment to be in compliance.  
27 If this plan amendment is found not to be in compliance under the  
28 standards and procedures set forth in Chapter 163, Part II, *Florida*  
29 *Statutes*, then this plan amendment shall become effective only by  
30 further action by the City Council. No development orders, development  
31 permits, or land uses dependent on this amendment may be issued or

1 commence before it has become effective.

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

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

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18 Form Approved:

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20           /s/ Mary E. Staffopoulos          

21 Office of General Counsel

22 Legislation Prepared By: Edward Lukacovic

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