

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-287**

5 AN ORDINANCE REZONING APPROXIMATELY 13.61± ACRES  
6 IN COUNCIL DISTRICT 11 AT 6046 GREENLAND ROAD  
7 AND 6100 GREENLAND ROAD, BETWEEN GREENLAND CHASE  
8 BOULEVARD AND GREENADA DRIVE (R.E. NOS. 157125-  
9 0000 (PORTION) AND 157134-0000 (PORTION)) OWNED  
10 BY GREENLAND COMMERCE, LLC, AS DESCRIBED HEREIN,  
11 FROM INDUSTRIAL BUSINESS PARK (IBP) AND  
12 INDUSTRIAL LIGHT (IL) DISTRICTS TO PLANNED UNIT  
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
15 MULTI-FAMILY RESIDENTIAL USES, AS DESCRIBED IN  
16 THE POINTE AT GREENLAND CHASE PUD, PURSUANT TO  
17 FUTURE LAND USE MAP SERIES (FLUMS) LARGE-SCALE  
18 AMENDMENT APPLICATION L-5420-19A; PROVIDING A  
19 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
20 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
21 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
22 DATE.

23  
24 **WHEREAS,** the City of Jacksonville adopted a Large-Scale  
25 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
26 portions of the Future Land Use Map series (FLUMS) in order to ensure  
27 the accuracy and internal consistency of the plan, pursuant to  
28 application L-5420-19A and companion land use Ordinance 2020-286; and

29 **WHEREAS,** in order to ensure consistency of zoning district with  
30 the *2030 Comprehensive Plan* and the adopted companion Large-Scale  
31 Amendment L-5420-19A, an application to rezone and reclassify from

1 Industrial Business Park (IBP) and Industrial Light (IL) Districts  
2 to Planned Unit Development (PUD) District was filed by Thomas O.  
3 Ingram, Esq., on behalf of Greenland Commerce, LLC, the owner of  
4 approximately 13.61± acres of certain real property in Council  
5 District 11, as more particularly described in Section 1; and

6 **WHEREAS**, the Planning and Development Department, in order to  
7 ensure consistency of this zoning district with the *2030 Comprehensive*  
8 *Plan*, has considered the rezoning and has rendered an advisory  
9 opinion; and

10 **WHEREAS**, the Planning Commission has considered the application  
11 and has rendered an advisory opinion; and

12 **WHEREAS**, the Land Use and Zoning (LUZ) Committee after due notice  
13 held a public hearing and made its recommendation to the Council; and

14 **WHEREAS**, the City Council after due notice held a public hearing,  
15 taking into consideration the above recommendations as well as all  
16 oral and written comments received during the public hearings, the  
17 Council finds that such rezoning is consistent with the *2030*  
18 *Comprehensive Plan* adopted under the comprehensive planning ordinance  
19 for future development of the City of Jacksonville; and

20 **WHEREAS**, the Council finds that the proposed PUD does not affect  
21 adversely the orderly development of the City as embodied in the  
22 *Zoning Code*; will not affect adversely the health and safety of  
23 residents in the area; will not be detrimental to the natural  
24 environment or to the use or development of the adjacent properties  
25 in the general neighborhood; and the proposed PUD will accomplish the  
26 objectives and meet the standards of Section 656.340 (Planned Unit  
27 Development) of the *Zoning Code* of the City of Jacksonville; now,  
28 therefore

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

30 **Section 1. Subject Property Location and Description.** The  
31 approximately 13.61± acres (R.E. Nos. 157125-0000 (portion) and

1 157134-0000 (portion)) are in Council District 11 at 6046 Greenland  
2 Road and 6100 Greenland Road, between Greenland Chase Boulevard and  
3 Greenada Drive, as more particularly described in **Exhibit 1**, dated  
4 March 30, 2020, **attached hereto** and incorporated herein by this  
5 reference (Subject Property).

6 **Section 2. Owner and Applicant Description.** The subject  
7 property is owned by Greenland Commerce, LLC. The applicant is Thomas  
8 O. Ingram, Esq., 233 East Bay Street, Suite 1113, Jacksonville,  
9 Florida 32202; (904) 612-9179.

10 **Section 3. Property Rezoned.** The Subject Property,  
11 pursuant to adopted companion Large-Scale Amendment L-5420-19A, is  
12 hereby rezoned and reclassified from Industrial Business Park (IBP)  
13 and Industrial Light (IL) Districts to Planned Unit Development (PUD)  
14 District. This new PUD district shall generally permit multi-family  
15 residential uses, and is described, shown and subject to the following  
16 documents, **attached hereto**:

17 **Exhibit 1** - Legal Description dated March 30, 2020.

18 **Exhibit 2** - Subject Property per P&DD.

19 **Exhibit 3** - Written Description dated March 26, 2020.

20 **Exhibit 4** - Site Plan dated March 25, 2020.

21 **Section 4. Contingency.** This rezoning shall not become  
22 effective until 31 days after adoption of the companion Large-Scale  
23 Amendment unless challenged by the state land planning agency; and  
24 further provided that if the companion Large-Scale Amendment is  
25 challenged by the state land planning agency, this rezoning shall not  
26 become effective until the state land planning agency or the  
27 Administration Commission issues a final order determining the  
28 companion Large-Scale Amendment is in compliance with Chapter 163,  
29 *Florida Statutes*.

30 **Section 5. Disclaimer.** The rezoning granted herein  
31 shall not be construed as an exemption from any other applicable

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

11 **Section 6. Effective Date.** The enactment of this Ordinance  
12 shall be deemed to constitute a quasi-judicial action of the City  
13 Council and shall become effective upon signature by the Council  
14 President and the Council Secretary.

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16 Form Approved:

17  
18 /s/ Shannon K. Eller

19 Office of General Counsel

20 Legislation Prepared By: Arimus Wells

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