

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2024-827-E

AN ORDINANCE REZONING APPROXIMATELY 10.6± ACRES
LOCATED IN COUNCIL DISTRICT 11 AT 0, 6810, 6820
GREENLAND RIDGE LANE NORTH AND 0 GREENLAND ROAD,
EAST OF THE INTERSTATE-295 AND PHILIPS HIGHWAY
INTERCHANGE (A PORTION OF R.E. NO(S). 167859-
0500 AND 167828-1010 AND R.E. NO(S). 167829-0030,
167829-0000, 167829-0046, 167829-0040), AS
DESCRIBED HEREIN, OWNED BY SHARON BURNETTE, LINDA
GILYARD, CAROLYN GILYARD, SOLOMAN ODOM, BOBBIE
ANN ODOM AND TORR GILYARD, FROM RESIDENTIAL LOW
DENSITY-90 (RLD-90) DISTRICT AND RESIDENTIAL
RURAL-ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT
DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
INDUSTRIAL USES, AS DESCRIBED IN THE GREENLAND
RIDGE PUD, PURSUANT TO FUTURE LAND USE MAP SERIES
(FLUMS) SMALL-SCALE AMENDMENT APPLICATION NUMBER
L-5966-24C; PUD SUBJECT TO CONDITIONS; PROVIDING
A DISCLAIMER THAT THE REZONING GRANTED HEREIN
SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
DATE.

WHEREAS, the City of Jacksonville adopted a Small-Scale
Amendment to the 2045 Comprehensive Plan for the purpose of revising
portions of the Future Land Use Map series (FLUMs) in order to ensure
the accuracy and internal consistency of the plan, pursuant to the

1 companion land use application L-5966-24C; and

2 **WHEREAS**, in order to ensure consistency of zoning district
3 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
4 Amendment L-5966-24C, an application to rezone and reclassify from
5 Residential Low Density-90 (RLD-90) District and Residential Rural-
6 Acre (RR-Acre) District to Planned Unit Development (PUD) District
7 was filed by Cyndy Trimmer, Esq., on behalf of Sharon Burnette, Linda
8 Gilyard, Carolyn Gilyard, Soloman Odom, Bobbie Ann Odom and Torr
9 Gilyard, owners of approximately 10.6± acres of certain real property
10 in Council District 11, as more particularly described in Section 1
11 below; and

12 **WHEREAS**, the Planning and Development Department, in order to
13 ensure consistency of this zoning district with the *2045 Comprehensive*
14 *Plan*, has considered the rezoning and has rendered an advisory
15 opinion; and

16 **WHEREAS**, the Planning Commission has considered the
17 application and has rendered an advisory opinion; and

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

21 **WHEREAS**, the City Council, after due notice, held a public
22 hearing, and taking into consideration the above recommendations as
23 well as all oral and written comments received during the public
24 hearings, the Council finds that such rezoning is consistent with the
25 *2045 Comprehensive Plan* adopted under the comprehensive planning
26 ordinance for future development of the City of Jacksonville; and

27 **WHEREAS**, based on the staff report of the Planning and
28 Development Department and other competent and substantial evidence
29 received at the public hearings, the Council finds that the proposed
30 PUD does not affect adversely the orderly development of the City as
31 embodied in the *Zoning Code*; will not affect adversely the health and

1 safety of residents in the area; will not be detrimental to the
2 natural environment or to the use or development of the adjacent
3 properties in the general neighborhood; and the proposed PUD will
4 accomplish the objectives and meet the standards of Section 656.340
5 (Planned Unit Development) of the *Zoning Code* of the City of
6 Jacksonville; now therefore

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

8 **Section 1. Subject Property Location and Description.** The
9 approximately 10.6± acres are located in Council District 11 at 0,
10 6810, 6820 Greenland Ridge Lane North and 0 Greenland Road, east of
11 the Interstate-295 and Philips Highway interchange (a portion of R.E.
12 No(s). 167859-0500 and 167828-1010 and R.E. No(s). 167829-0030,
13 167829-0000, 167829-0046, 167829-0040), as more particularly
14 described in **Exhibit 1**, dated July 17, 2024, and graphically depicted
15 in **Exhibit 2**, both of which are attached hereto and incorporated
16 herein by this reference (the "Subject Property").

17 **Section 2. Owner and Applicant Description.** The Subject
18 Property is owned by Sharon Burnette, Linda Gilyard, Carolyn Gilyard,
19 Soloman Odom, Bobbie Ann Odom and Torr Gilyard. The applicant is
20 Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville,
21 Florida, 32202; (904) 807-0185.

22 **Section 3. Property Rezoned.** The Subject Property,
23 pursuant to adopted companion Small-Scale Amendment L-5966-24C, is
24 hereby rezoned and reclassified from Residential Low Density-90 (RLD-
25 90) District and Residential Rural-Acre (RR-Acre) District to Planned
26 Unit Development (PUD) District. This new PUD district shall
27 generally permit industrial uses, and is described, shown and subject
28 to the following documents, attached hereto:

29 **Exhibit 1** - Legal Description dated July 17, 2024.

30 **Exhibit 2** - Subject Property Map (prepared by P&DD).

31 **Revised Exhibit 3** - Revised Written Description dated November

3, 2024.

Revised Exhibit 4 - Revised Site Plan dated November 3, 2024.

Section 4. Rezoning Approved Subject to Conditions. This rezoning is approved subject to the following conditions. Such conditions control over the Written Description and the Site Plan and may only be amended through a rezoning:

(1) The Developer will conduct a traffic study pursuant to LDPM 1.1.11 which will, at a minimum, include a study of the intersection of Business Park Boulevard and Philips Highway along with a study of the intersection of Business Park Boulevard and Phillips Parkway Drive East.

(2) The proposed truck and trailer spaces will include a maximum of 60 spaces.

(3) The hours of operation shall be limited to 6 am to 10 pm.

(4) A wooden or vinyl fence, a minimum of six foot tall, shall be installed and maintained along the eastern property line between the stormwater management facility and the landscape buffer as shown on the Site Plan, **Revised Exhibit 4**.

Section 5. Contingency. This rezoning shall not become effective until thirty-one (31) days after adoption of the companion Small-Scale Amendment; and further provided that if the companion Small-Scale Amendment is challenged by the state land planning agency, this rezoning shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the companion Small-Scale Amendment is in compliance with Chapter 163, *Florida Statutes*.

Section 6. Disclaimer. The rezoning granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development

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

8 **Section 7. Effective Date.** The enactment of this Ordinance
9 shall be deemed to constitute a quasi-judicial action of the City
10 Council and shall become effective upon signature by the Council
11 President and the Council Secretary.

12
13 Form Approved:

14
15 /s/ Dylan Reingold

16 Office of General Counsel

17 Legislation Prepared By: Bruce Lewis

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