

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-3-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 LIGHT INDUSTRIAL (LI) TO MEDIUM DENSITY  
11 RESIDENTIAL (MDR) ON APPROXIMATELY 15.56±  
12 ACRES LOCATED IN COUNCIL DISTRICT 11, AT 6046  
13 GREENLAND ROAD AND 6100 GREENLAND ROAD,  
14 BETWEEN GREENLAND CHASE BOULEVARD AND GREENADA  
15 DRIVE, OWNED BY GREENLAND COMMERCE, LLC, AS  
16 MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT  
17 TO APPLICATION NUMBER L-5420-19A; PROVIDING A  
18 DISCLAIMER THAT THE TRANSMITTAL GRANTED HEREIN  
19 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM  
20 ANY OTHER APPLICABLE LAWS; PROVIDING AN  
21 EFFECTIVE DATE.  
22

23 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
24 *Ordinance Code*, Application Number L-5420-19A requesting a revision  
25 to the Future Land Use Map series of the *2030 Comprehensive Plan* to  
26 change the future land use designation from Light Industrial (LI)  
27 to Medium Density Residential (MDR) has been filed by Thomas O.  
28 Ingram, Esq., on behalf of Greenland Commerce, LLC, the owner of  
29 certain real property located in Council District 11, as more  
30 particularly described in Section 2; and

31 **WHEREAS**, the Planning and Development Department reviewed the

1 proposed revision and application, held a public information  
2 workshop on this proposed amendment to the *2030 Comprehensive Plan*,  
3 with due public notice having been provided, and having reviewed  
4 and considered all comments received during the public workshop,  
5 has prepared a written report and rendered an advisory  
6 recommendation to the Council with respect to this proposed  
7 amendment; and

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

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

18       **WHEREAS**, the City Council held a public hearing on this  
19 proposed amendment with public notice having been provided,  
20 pursuant to Section 163.3184(3), *Florida Statutes*, and Chapter 650,  
21 Part 4, *Ordinance Code*, and having considered all written and oral  
22 comments received during the public hearing, the recommendations of  
23 the Planning and Development Department, the LPA, and the LUZ  
24 Committee, desires to transmit this proposed amendment through the  
25 State's Expedited State Review Process for amendment review to the  
26 Florida Department of Economic Opportunity, as the State Land  
27 Planning Agency, the Northeast Florida Regional Council, the  
28 Florida Department of Transportation, the St. Johns River Water  
29 Management District, the Florida Department of Environmental  
30 Protection, the Florida Fish and Wildlife Conservation Commission,  
31 the Department of State's Bureau of Historic Preservation, the

1 Florida Department of Education, and the Department of Agriculture  
2 and Consumer Services; now, therefore

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

4 **Section 1. Purpose and Intent.** The Council hereby  
5 approves for transmittal to the various State agencies for review a  
6 proposed large scale revision to the Future Land Use Map series of  
7 the *2030 Comprehensive Plan* by changing the future land use  
8 designation from Light Industrial (LI) to Medium Density  
9 Residential (MDR), pursuant to Application Number L-5420-19A.

10 **Section 2. Subject Property Location and Description.**  
11 The approximately 15.56± acres are located in Council District 11,  
12 at 6046 Greenland Road and 6100 Greenland Road, between Greenland  
13 Chase Boulevard and Greenada Drive (R.E. Nos. 157125-0000 and  
14 157134-0000), as more particularly described in **Exhibit 1**, dated  
15 December 14, 2019, and graphically depicted in **Exhibit 2**, both of  
16 which are **attached hereto** and incorporated herein by this reference  
17 (Subject Property).

18 **Section 3. Owner and Applicant Description.** The Subject  
19 Property is owned by Greenland Commerce, LLC. The applicant is  
20 Thomas O. Ingram, Esq., 233 East Bay Street, Suite 1113,  
21 Jacksonville, Florida 32202; (904) 612-9179.

22 **Section 4. Disclaimer.** The transmittal granted herein  
23 shall **not** be construed as an exemption from any other applicable  
24 local, state, or federal laws, regulations, requirements, permits  
25 or approvals. All other applicable local, state or federal permits  
26 or approvals shall be obtained before commencement of the  
27 development or use and issuance of this transmittal is based upon  
28 acknowledgement, representation and confirmation made by the  
29 applicant(s), owner(s), developer(s) and/or any authorized agent(s)  
30 or designee(s) that the subject business, development and/or use  
31 will be operated in strict compliance with all laws. Issuance of

1 this transmittal does not approve, promote or condone any practice  
2 or act that is prohibited or restricted by any federal, state or  
3 local laws.

4       **Section 5.       Effective Date.**   This Ordinance shall become  
5 effective upon signature by the Mayor or upon becoming effective  
6 without the Mayor's signature.

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8 Form Approved:

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10       /s/ Shannon K. Eller

11 Office of General Counsel

12 Legislation Prepared by: Krista Fogarty

13 GC-#1329774-v1-L-5420\_LS\_TRANS