

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-285**

5 AN ORDINANCE REZONING APPROXIMATELY 14.71± ACRES  
6 LOCATED IN COUNCIL DISTRICT 12 AT 12250 NORMANDY  
7 BOULEVARD, BETWEEN POW-MIA MEMORIAL PARKWAY AND  
8 CECIL COMMERCE CENTER PARKWAY (R.E. NO. 002185-  
9 0000) OWNED BY GSD VENTURES, LLC (TRUSTEE), AS  
10 DESCRIBED HEREIN, FROM PLANNED UNIT DEVELOPMENT  
11 (PUD) DISTRICT (2007-847-E) TO COMMERCIAL  
12 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
14 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
15 LARGE-SCALE AMENDMENT APPLICATION NUMBER L-  
16 5397-19A; PROVIDING A DISCLAIMER THAT THE  
17 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
19 PROVIDING AN EFFECTIVE DATE.  
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21 **WHEREAS**, the City of Jacksonville adopted a Large-Scale land use  
22 amendment to the *2030 Comprehensive Plan* for the purpose of revising  
23 portions of the Future Land Use Map series (FLUMs) in order to ensure  
24 the accuracy and internal consistency of the plan, pursuant to  
25 application L-5397-19A and companion land use Ordinance 2020-284; and

26 **WHEREAS**, in order to ensure consistency of zoning district with  
27 the *2030 Comprehensive Plan* and the adopted companion Large-Scale  
28 land use amendment L-5397-19A, an application to rezone and reclassify  
29 from Planned Unit Development (PUD) District (2007-847-E) to  
30 Commercial Community/General-1 (CCG-1) District was filed by T.R.  
31 Hainline, Esq., on behalf of GSD Ventures, LLC (Trustee), the owner

1 of approximately 14.71± acres of certain real property in Council  
2 District 12, as more particularly described in Section 1; and

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

7 **WHEREAS**, the Planning Commission has considered the application  
8 and has rendered an advisory opinion; and

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

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

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

18 **Section 1. Subject Property Location and Description.** The  
19 approximately 14.71± acres (R.E. No. 002185-0000) are located in  
20 Council District 12 at 12250 Normandy Boulevard, between POW-MIA  
21 Memorial Parkway and Cecil Commerce Center Parkway, as more  
22 particularly described in **Exhibit 1**, dated March 20, 2020, and  
23 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
24 and incorporated herein by this reference (Subject Property).

25 **Section 2. Owner and Applicant Description.** The Subject  
26 Property is owned by GSD Ventures, LLC (Trustee). The applicant is  
27 T.R. Hainline, Esq., 1301 Riverplace Boulevard, Suite 1500,  
28 Jacksonville, Florida 32207; (904) 346-5531.

29 **Section 3. Property Rezoned.** The Subject Property,  
30 pursuant to adopted companion Large-Scale land use amendment  
31 application L-5397-19A, is hereby rezoned and reclassified from

1 Planned Unit Development (PUD) District (2007-847-E) to Commercial  
2 Community/General-1 (CCG-1) District.

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

15       **Section 5. Contingency.** This rezoning shall not become  
16 effective until 31 days after adoption of the companion Large-Scale  
17 land use amendment unless challenged by the state land planning  
18 agency; and further provided that if the companion Large-Scale land  
19 use amendment is challenged by the state land planning agency, this  
20 rezoning shall not become effective until the state land planning  
21 agency or the Administration Commission issues a final order  
22 determining the companion Large-Scale land use amendment is in  
23 compliance with Chapter 163, *Florida Statutes*.

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

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29 Form Approved:

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31           /s/ Shannon K. Eller

1 Office of General Counsel  
2 Legislation Prepared By: Connor Corrigan  
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