

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

5 AN ORDINANCE REZONING APPROXIMATELY 13.61±
6 ACRES IN COUNCIL DISTRICT 11 AT 6046 GREENLAND
7 ROAD AND 6100 GREENLAND ROAD, BETWEEN
8 GREENLAND CHASE BOULEVARD AND GREENADA DRIVE
9 (R.E. NOS. 157125-0000 (PORTION) AND 157134-
10 0000 (PORTION)) OWNED BY GREENLAND COMMERCE,
11 LLC, AS DESCRIBED HEREIN, FROM INDUSTRIAL
12 BUSINESS PARK (IBP) AND INDUSTRIAL LIGHT (IL)
13 DISTRICTS TO PLANNED UNIT DEVELOPMENT (PUD)
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
15 ZONING CODE, TO PERMIT MULTI-FAMILY RESIDENTAL
16 USES, AS DESCRIBED IN THE POINTE AT GREENLAND
17 CHASE PUD, PURSUANT TO FUTURE LAND USE MAP
18 SERIES (FLUMS) LARGE-SCALE AMENDMENT
19 APPLICATION L-5420-19A; PUD SUBJECT TO
20 CONDITION; PROVIDING A DISCLAIMER THAT THE
21 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
22 AS AN EXEMPTION FROM ANY OTHER APPLICABLE
23 LAWS; PROVIDING AN EFFECTIVE DATE.
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25 **WHEREAS**, the City of Jacksonville adopted a Large-Scale
26 Amendment to the *2030 Comprehensive Plan* for the purpose of
27 revising portions of the Future Land Use Map series (FLUMs) in
28 order to ensure the accuracy and internal consistency of the plan,
29 pursuant to application L-5420-19A and companion land use Ordinance
30 2020-286; and

1 **WHEREAS**, in order to ensure consistency of zoning district
2 with the *2030 Comprehensive Plan* and the adopted companion Large-
3 Scale Amendment L-5420-19A, an application to rezone and reclassify
4 from Industrial Business Park (IBP) and Industrial Light (IL)
5 Districts to Planned Unit Development (PUD) District was filed by
6 Thomas O. Ingram, Esq., on behalf of Greenland Commerce, LLC, the
7 owner of approximately 13.61± acres of certain real property in
8 Council District 11, as more particularly described in Section 1;
9 and

10 **WHEREAS**, the Planning and Development Department, in order to
11 ensure consistency of this zoning district with the *2030*
12 *Comprehensive Plan*, has considered the rezoning and has rendered an
13 advisory opinion; and

14 **WHEREAS**, the Planning Commission has considered the
15 application and has rendered an advisory opinion; and

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

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

26 **WHEREAS**, the Council finds that the proposed PUD does not
27 affect adversely the orderly development of the City as embodied in
28 the *Zoning Code*; will not affect adversely the health and safety of
29 residents in the area; will not be detrimental to the natural
30 environment or to the use or development of the adjacent properties
31 in the general neighborhood; and the proposed PUD will accomplish

1 the objectives and meet the standards of Section 656.340 (Planned
2 Unit Development) of the *Zoning Code* of the City of Jacksonville;
3 now, therefore

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

5 **Section 1. Subject Property Location and Description.** The
6 approximately 13.61± acres (R.E. Nos. 157125-0000 (portion) and
7 157134-0000 (portion)) are in Council District 11 at 6046 Greenland
8 Road and 6100 Greenland Road, between Greenland Chase Boulevard and
9 Greenada Drive, as more particularly described in **Exhibit 1**, dated
10 March 30, 2020, **attached hereto** and incorporated herein by this
11 reference (Subject Property).

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

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

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

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

25 **Revised Exhibit 3** - Revised Written Description dated July 23,
26 2020.

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

28 **Section 4. Rezoning Approved Subject to Condition.** This
29 rezoning is approved subject to the following condition. Such
30 condition controls over the Written Description and the Site Plan
31 and may only be amended through a rezoning.

1 (1) A six (6) foot high vinyl fence shall be installed along
2 the north boundary of the active recreation area where it abuts the
3 office park to the north.

4 **Section 5. Contingency.** This rezoning shall not become
5 effective until 31 days after adoption of the companion Large-Scale
6 Amendment unless challenged by the state land planning agency; and
7 further provided that if the companion Large-Scale Amendment is
8 challenged by the state land planning agency, this rezoning shall
9 not become effective until the state land planning agency or the
10 Administration Commission issues a final order determining the
11 companion Large-Scale Amendment is in compliance with Chapter 163,
12 *Florida Statutes*.

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

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

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Form Approved:

 /s/ Shannon K. Eller

Office of General Counsel

Legislation Prepared By: Arimus Wells

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