

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2024-827**

5 AN ORDINANCE REZONING APPROXIMATELY 10.6± ACRES
6 LOCATED IN COUNCIL DISTRICT 11 AT 0, 6810, 6820
7 GREENLAND RIDGE LANE NORTH AND 0 GREENLAND ROAD,
8 EAST OF THE INTERSTATE-295 AND PHILIPS HIGHWAY
9 INTERCHANGE (A PORTION OF R.E. NO(S). 167859-
10 0500 AND 167828-1010 AND R.E. NO(S). 167829-0030,
11 167829-0000, 167829-0046, 167829-0040), AS
12 DESCRIBED HEREIN, OWNED BY SHARON BURNETTE, LINDA
13 GILYARD, CAROLYN GILYARD, SOLOMAN ODOM, BOBBIE
14 ANN ODOM AND TORR GILYARD, FROM RESIDENTIAL LOW
15 DENSITY-90 (RLD-90) DISTRICT AND RESIDENTIAL
16 RURAL-ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT
17 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
18 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
19 INDUSTRIAL USES, AS DESCRIBED IN THE GREENLAND
20 RIDGE PUD, PURSUANT TO FUTURE LAND USE MAP SERIES
21 (FLUMS) SMALL-SCALE AMENDMENT APPLICATION NUMBER
22 L-5966-24C; PROVIDING A DISCLAIMER THAT THE
23 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
24 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
25 PROVIDING AN EFFECTIVE DATE.

26
27 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
28 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
29 portions of the Future Land Use Map series (FLUMs) in order to ensure
30 the accuracy and internal consistency of the plan, pursuant to the
31 companion land use application L-5966-24C; and

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

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

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

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

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

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

1 natural environment or to the use or development of the adjacent
2 properties in the general neighborhood; and the proposed PUD will
3 accomplish the objectives and meet the standards of Section 656.340
4 (Planned Unit Development) of the *Zoning Code* of the City of
5 Jacksonville; now therefore

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

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

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

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

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

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

30 **Exhibit 3** - Written Description dated July 17, 2024.

31 **Exhibit 4** - Site Plan dated March 15, 2024.

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

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

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

25
26 Form Approved:

27
28 /s/ Dylan Reingold

29 Office of General Counsel

30 Legislation Prepared By: Bruce Lewis

31 GC-#1652306-v1-2024-827_(Z-5699).docx