

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-230-E**

5 AN ORDINANCE REZONING APPROXIMATELY 89.07±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 0 GRACY  
7 ROAD, BETWEEN LAUREN OAK LANE AND SHERMAN HILLS  
8 PARKWAY, AS DESCRIBED HEREIN, OWNED BY GREEN  
9 VALLEY LAND, LLC, FROM PLANNED UNIT DEVELOPMENT  
10 (PUD) DISTRICT (2002-933-E) AND RESIDENTIAL  
11 RURAL-ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
14 SINGLE FAMILY RESIDENTIAL USES, AS DESCRIBED IN  
15 THE VISTA BAY PUD; PUD SUBJECT TO CONDITIONS;  
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
19 EFFECTIVE DATE.  
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21 **WHEREAS**, Green Valley Land, LLC, the owner of approximately  
22 89.07± acres, located in Council District 12 at 0 Gracy Road, between  
23 Lauren Oak Lane and Sherman Hills Parkway, as more particularly  
24 described in **Exhibit 1**, dated March 2, 2021, and graphically depicted  
25 in **Exhibit 2**, both of which are **attached hereto** (Subject Property),  
26 has applied for a rezoning and reclassification of that property from  
27 Planned Unit Development (PUD) District (2002-933-E) and Residential  
28 Rural-Acre (RR-Acre) District to Planned Unit Development (PUD)  
29 District, as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the application  
31 and has rendered an advisory opinion; and

1           **WHEREAS**, the Land Use and Zoning Committee, after due notice and  
2 public hearing, has made its recommendation to the Council; and

3           **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
4 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives  
5 and policies of the *2030 Comprehensive Plan*; and (3) is not in  
6 conflict with any portion of the City's land use regulations; and

7           **WHEREAS**, the Council finds the proposed rezoning does not  
8 adversely affect the orderly development of the City as embodied in  
9 the Zoning Code; will not adversely affect the health and safety of  
10 residents in the area; will not be detrimental to the natural  
11 environment or to the use or development of the adjacent properties  
12 in the general neighborhood; and will accomplish the objectives and  
13 meet the standards of Section 656.340 (Planned Unit Development) of  
14 the Zoning Code; now, therefore

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

16           **Section 1.           Property Rezoned.**       The Subject Property is  
17 hereby rezoned and reclassified from Planned Unit Development (PUD)  
18 District (2002-933-E) and Residential Rural-Acre (RR-Acre) District  
19 to Planned Unit Development (PUD) District. This new PUD district  
20 shall generally permit single family residential uses, and is  
21 described, shown and subject to the following documents, **attached**  
22 **hereto:**

23           **Exhibit 1** - Legal Description dated March 2, 2021.

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

25           **Revised Exhibit 3** - Revised Written Description dated May 17, 2021.

26           **Revised Exhibit 4** - Revised Site Plan dated May 17, 2021.

27           **Section 2.           Rezoning Approved Subject to Conditions.** This  
28 rezoning is approved subject to the following conditions. Such  
29 conditions control over the Written Description and the Site Plan and  
30 may only be amended through a rezoning.

31           (1) A traffic study shall be provided at the time of

1 Verification of Substantial Compliance of the PUD to determine the  
2 need for a left turn lane and a right turn lane on Chaffee Road at  
3 the site entrance. If turn lanes are required, they shall be built  
4 to FDOT standards with the deceleration length based on the posted  
5 speed limit on Chaffee Road. The queue length for the left turn lane  
6 shall be determined by the study but shall be a minimum of 25'. The  
7 entire area of construction shall be resurfaced.

8 (2) Signage shall be consistent with the Part 13 Zoning Code  
9 regulations for the RLD Zoning District.

10 **Section 3. Owner and Description.** The Subject Property  
11 is owned by Green Valley Land, LLC, and is legally described in  
12 **Exhibit 1, attached hereto.** The applicant is Thomas O. Ingram, Esq.,  
13 233 East Bay Street, Suite 1113, Jacksonville, Florida 32202; (904)  
14 612-9179.

15 **Section 4. Disclaimer.** The rezoning granted herein  
16 shall **not** be construed as an exemption from any other applicable  
17 local, state, or federal laws, regulations, requirements, permits or  
18 approvals. All other applicable local, state or federal permits or  
19 approvals shall be obtained before commencement of the development  
20 or use and issuance of this rezoning is based upon acknowledgement,  
21 representation and confirmation made by the applicant(s), owner(s),  
22 developer(s) and/or any authorized agent(s) or designee(s) that the  
23 subject business, development and/or use will be operated in strict  
24 compliance with all laws. Issuance of this rezoning does **not** approve,  
25 promote or condone any practice or act that is prohibited or  
26 restricted by any federal, state or local laws.

27 **Section 5. Effective Date.** The enactment of this Ordinance  
28 shall be deemed to constitute a quasi-judicial action of the City  
29 Council and shall become effective upon signature by the Council  
30 President and the Council Secretary.

1 Form Approved:

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3       /s/ Shannon K. Eller      

4 Office of General Counsel

5 Legislation Prepared By: Erin Abney

6 GC-#1439983-v1-2021-230-E