

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

4 **ORDINANCE 2024-18**

5 AN ORDINANCE REZONING APPROXIMATELY 9.61± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 135 CHAFFEE
7 ROAD SOUTH AND 11032 SEA ROAD, BETWEEN SEA ROAD
8 AND GENERAL AVENUE (R.E. NOS. 006708-0000 AND
9 006710-0000), AS DESCRIBED HEREIN, OWNED BY
10 WHITEHOUSE ASSEMBLY OF GOD, INC., FORMERLY KNOWN
11 AS KINGS HOUSE ASSEMBLY OF GOD, INC., FROM
12 INDUSTRIAL LIGHT (IL) DISTRICT AND INDUSTRIAL
13 BUSINESS PARK (IBP) DISTRICT TO PUBLIC BUILDINGS
14 AND FACILITIES-2 (PBF-2) DISTRICT, AS DEFINED AND
15 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
17 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, Whitehouse Assembly of God, Inc., formerly known as
21 Kings House Assembly of God, Inc., the owner of approximately 9.61±
22 acres located in Council District 12 at 135 Chaffee Road South and
23 11032 Sea Road, between Sea Road and General Avenue (R.E. Nos.
24 006708-0000 and 006710-0000), as more particularly described in
25 **Exhibit 1**, dated October 12, 2023, and graphically depicted in **Exhibit**
26 **2**, both of which are attached hereto (the "Subject Property"), has
27 applied for a rezoning and reclassification of the Subject Property
28 from Industrial Light (IL) District and Industrial Business Park
29 (IBP) District to Public Buildings and Facilities-2 (PBF-2) District;
30 and

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

1 considered the application and has rendered an advisory
2 recommendation; and

3 **WHEREAS**, the Planning Commission, acting as the local planning
4 agency, has reviewed the application and made an advisory
5 recommendation to the Council; and

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

9 **WHEREAS**, taking into consideration the above recommendations
10 and all other evidence entered into the record and testimony taken
11 at the public hearings, the Council finds that such rezoning: (1) is
12 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
13 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
14 not in conflict with any portion of the City's land use regulations;
15 now therefore

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Industrial Light (IL) District
19 and Industrial Business Park (IBP) District to Public Buildings and
20 Facilities-2 (PBF-2) District, as defined and classified under the
21 Zoning Code, City of Jacksonville, Florida.

22 **Section 2. Owner and Description.** The Subject Property is
23 owned by Whitehouse Assembly of God, Inc., formerly known as Kings
24 House Assembly of God, Inc., and is legally described in **Exhibit 1**,
25 attached hereto. The applicant is Chris Hagan, 208 North Laura Street,
26 Suite 710, Jacksonville, Florida 32202; (904) 425-8765.

27 **Section 3. Disclaimer.** The rezoning granted herein shall
28 **not** be construed as an exemption from any other applicable local,
29 state, or federal laws, regulations, requirements, permits or
30 approvals. All other applicable local, state or federal permits or
31 approvals shall be obtained before commencement of the development

1 or use and issuance of this rezoning is based upon acknowledgement,
2 representation and confirmation made by the applicant(s), owners(s),
3 developer(s) and/or any authorized agent(s) or designee(s) that the
4 subject business, development and/or use will be operated in strict
5 compliance with all laws. Issuance of this rezoning does **not** approve,
6 promote or condone any practice or act that is prohibited or
7 restricted by any federal, state or local laws.

8 **Section 4. Effective Date.** The enactment of this Ordinance
9 shall be deemed to constitute a quasi-judicial action of the City
10 Council and shall become effective upon signature by the Council
11 President and Council Secretary.

12
13 Form Approved:

14
15 /s/ Jason Teal

16 Office of General Counsel

17 Legislation Prepared by: Stephen Nutt

18 GC-#1603849-v1-2024-18_(Z-5231).docx