

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-610**

5 AN ORDINANCE REZONING APPROXIMATELY 42.51±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 4 AT 10005  
7 GATE PARKWAY NORTH, BETWEEN GATE PARKWAY NORTH  
8 AND FOREST BOULEVARD SOUTH (R.E. NO. 167727-  
9 0100), AS DESCRIBED HEREIN, OWNED BY CROSSROAD  
10 UNITED METHODIST CHURCH, INC., FROM PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT (1998-769-E) TO  
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
14 PERMIT MULTI-FAMILY RESIDENTIAL AND  
15 INSTITUTIONAL USES, AS DESCRIBED IN THE  
16 CROSSROAD CHURCH PUD; PROVIDING A DISCLAIMER  
17 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
20

21 **WHEREAS**, CrossRoad United Methodist Church, Inc., the owner of  
22 approximately 42.51± acres, located in Council District 4 at 10005  
23 Gate Parkway North, between Gate Parkway North and Forest Boulevard  
24 South (R.E. No. 167727-0100), as more particularly described in  
25 **Exhibit 1**, dated August 13, 2020, and graphically depicted in **Exhibit**  
26 **2**, both of which are **attached hereto** (Subject Property), has applied  
27 for a rezoning and reclassification of that property from Planned  
28 Unit Development (PUD) District (1998-769-E) to Planned Unit  
29 Development (PUD) 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 (1998-769-E) to Planned Unit Development (PUD) District.  
19 This new PUD district shall generally permit multi-family residential  
20 and institutional uses, and is described, shown and subject to the  
21 following documents, **attached hereto**:

22 **Exhibit 1** - Legal Description dated August 13, 2020.

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

24 **Exhibit 3** - Written Description dated September 21, 2020.

25 **Exhibit 4** - Site Plan dated May 29, 2020.

26           **Section 2.           Owner and Description.**       The Subject Property  
27 is owned by CrossRoad United Methodist Church, Inc., and is legally  
28 described in **Exhibit 1, attached hereto**. The agent is T.R. Hainline,  
29 Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida  
30 32207; (904) 346-5531.

31           **Section 3.           Disclaimer.**       The rezoning granted herein

