

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-482**

5 AN ORDINANCE REZONING APPROXIMATELY 1.95±
6 ACRES LOCATED IN COUNCIL DISTRICT 7 AT 465
7 STARRATT ROAD, BETWEEN NEW BERLIN ROAD AND
8 PERDUE ROAD (R.E. NO. 106642-0010), AS
9 DESCRIBED HEREIN, OWNED BY THE CHURCH OF
10 ELEVEN22, INC., FROM PLANNED UNIT DEVELOPMENT
11 (PUD) DISTRICT (2007-723-E) TO COMMERCIAL
12 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
14 PROVIDING A DISCLAIMER THAT THE REZONING
15 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
16 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
17 PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS,** The Church of Eleven22, Inc., the owner of
20 approximately 1.95± acres located in Council District 7 at 465
21 Starratt Road, between New Berlin Road and Perdue Road (R.E. No.
22 106642-0010), as more particularly described in **Exhibit 1**, dated
23 June 16, 2020, and graphically depicted in **Exhibit 2**, both of which
24 are **attached hereto** (Subject Property), has applied for a rezoning
25 and reclassification of the Subject Property from Planned Unit
26 Development (PUD) District (2007-723-E) to Commercial
27 Community/General-1 (CCG-1) District; and

28 **WHEREAS,** the Planning and Development Department has
29 considered the application and has rendered an advisory
30 recommendation; and

31 **WHEREAS,** the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

5 **WHEREAS**, taking into consideration the above recommendations
6 and all other evidence entered into the record and testimony taken
7 at the public hearings, the Council finds that such rezoning: (1)
8 is consistent with the *2030 Comprehensive Plan*; (2) furthers the
9 goals, objectives and policies of the *2030 Comprehensive Plan*; and
10 (3) is not in conflict with any portion of the City's land use
11 regulations; now, therefore

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

13 **Section 1. Property Rezoned.** The Subject Property is
14 hereby rezoned and reclassified from Planned Unit Development (PUD)
15 District (2007-723-E) to Commercial Community/General-1 (CCG-1)
16 District, as defined and classified under the Zoning Code, City of
17 Jacksonville, Florida.

18 **Section 2. Owner and Description.** The Subject Property
19 is owned by The Church of Eleven22, Inc., and is described in
20 **Exhibit 1, attached hereto.** The agent is Cyndy Trimmer, Esq., One
21 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
22 807-0185.

23 **Section 3. Disclaimer.** The rezoning granted herein shall
24 **not** be construed as an exemption from any other applicable local,
25 state, or federal laws, regulations, requirements, permits or
26 approvals. All other applicable local, state or federal permits or
27 approvals shall be obtained before commencement of the development
28 or use and issuance of this rezoning is based upon acknowledgement,
29 representation and confirmation made by the applicant(s),
30 owners(s), developer(s) and/or any authorized agent(s) or
31 designee(s) that the subject business, development and/or use will

