

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-691-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.075±
6 ACRES LOCATED IN COUNCIL DISTRICT 14 AT 4541
7 SHIRLEY AVENUE, BETWEEN BLANDING BOULEVARD AND
8 HAMILTON STREET (R.E. NO. 068026-1000
9 (PORTION)), AS DESCRIBED HEREIN, OWNED BY THE
10 WESTSIDE CHRISTIAN FAMILY CHAPEL, INC., FROM
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (92-
12 14-65) TO COMMERCIAL COMMUNITY/GENERAL-1 (CCG-
13 1) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
14 THE ZONING CODE; PROVIDING A DISCLAIMER THAT
15 THE REZONING GRANTED HEREIN SHALL NOT BE
16 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
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19 **WHEREAS**, The Westside Christian Family Chapel, Inc., the owner
20 of approximately 1.075± acres located in Council District 14 at
21 4541 Shirley Avenue, between Blanding Boulevard and Hamilton Street
22 (R.E. No. 068026-1000 (portion)), as more particularly described in
23 **Exhibit 1**, dated October 21, 2020, and graphically depicted in
24 **Exhibit 2**, both of which are **attached hereto** (Subject Property),
25 has applied for a rezoning and reclassification of the Subject
26 Property from Planned Unit Development (PUD) District (92-14-65) to
27 Commercial 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 (92-14-65) 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 Westside Christian Family Chapel, Inc., and is
20 described in **Exhibit 1, attached hereto**. The applicant is Jeff A.
21 Thompson, 1942 Hamilton Street, Jacksonville, Florida 32210; (904)
22 993-4620.

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

