

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-713**

5 AN ORDINANCE REZONING APPROXIMATELY 12.16±
6 ACRES, LOCATED IN COUNCIL DISTRICT 1 AT 8300
7 MERRILL ROAD, BETWEEN MERRILL ROAD AND
8 INTERSTATE-295 EXPRESSWAY EAST (R.E. NO. 120735-
9 0040), AS DESCRIBED HEREIN, OWNED BY LAKEVIEW
10 CHRISTIAN FELLOWSHIP, INC., FORMERLY KNOWN AS
11 MERRILL ROAD BAPTIST CHURCH AND CHRISTIAN
12 MINISTRY CENTER, INC., FROM PUBLIC BUILDINGS AND
13 FACILITIES-2 (PBF-2) DISTRICT AND RESIDENTIAL
14 MEDIUM DENSITY-A (RMD-A) DISTRICT TO PLANNED
15 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
16 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
17 RESIDENTIAL AND ASSOCIATED RECREATIONAL USES, AS
18 DESCRIBED IN THE MADISON PALMS AFFORDABLE
19 HOUSING PUD; PROVIDING A DISCLAIMER THAT THE
20 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
21 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
22 PROVIDING AN EFFECTIVE DATE.
23

24 **WHEREAS**, Lakeview Christian Fellowship, Inc., formerly known as
25 Merrill Road Baptist Church and Christian Ministry Center, Inc., the
26 owner of approximately 12.16± acres located in Council District 1 at
27 8300 Merrill Road, between Merrill Road and Interstate-295 Expressway
28 East (R.E. No. 120735-0040), as more particularly described in **Exhibit**
29 **1**, dated September 19, 2022, and graphically depicted in **Exhibit 2**,
30 both of which are attached hereto (the "Subject Property"), has
31 applied for a rezoning and reclassification of that property from

1 Public Buildings and Facilities-2 (PBF-2) District and Residential
2 Medium Density-A (RMD-A) District to Planned Unit Development (PUD)
3 District, as described in Section 1 below; and

4 **WHEREAS**, the Planning Commission has considered the application
5 and has rendered an advisory opinion; and

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

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

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

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

21 **Section 1. Property Rezoned.** The Subject Property is
22 hereby rezoned and reclassified from Public Buildings and Facilities-
23 2 (PBF-2) District and Residential Medium Density-A (RMD-A) District
24 to Planned Unit Development (PUD) District. This new PUD district
25 shall generally permit residential and associated recreational uses,
26 and is described, shown and subject to the following documents,
27 attached hereto:

28 **Exhibit 1** - Legal Description dated September 19, 2022.

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

30 **Exhibit 3** - Written Description dated September 19, 2022.

31 **Exhibit 4** - Site Plan dated June 15, 2022.

