

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

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 (92-14-
12 65) TO COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
15 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
16 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
17 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 4541
21 Shirley Avenue, between Blanding Boulevard and Hamilton Street (R.E.
22 No. 068026-1000 (portion)), as more particularly described in **Exhibit**
23 **1**, dated October 21, 2020, and graphically depicted in **Exhibit 2**,
24 both of which are **attached hereto** (Subject Property), has applied for
25 a rezoning and reclassification of the Subject Property from Planned
26 Unit Development (PUD) District (92-14-65) to Commercial
27 Community/General-1 (CCG-1) District; and

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

30 **WHEREAS**, the Planning Commission, acting as the local planning
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

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

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

12 **Section 1. Property Rezoned.** The Subject Property is
13 hereby rezoned and reclassified from Planned Unit Development (PUD)
14 District (92-14-65) to Commercial Community/General-1 (CCG-1)
15 District, as defined and classified under the Zoning Code, City of
16 Jacksonville, Florida.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by The Westside Christian Family Chapel, Inc., and is described
19 in **Exhibit 1, attached hereto**. The applicant is Jeff A. Thompson,
20 1942 Hamilton Street, Jacksonville, Florida 32210; (904) 993-4620.

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

