

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2024-919-E

AN ORDINANCE REZONING APPROXIMATELY 5.91± ACRES
LOCATED IN COUNCIL DISTRICT 4 AT 1639 AND 1677
SOUTHSIDE BOULEVARD, AND 0, 9731, 9724 AND 9738
ARNOLD ROAD, BETWEEN BRADLEY ROAD AND ATLANTIC
BOULEVARD (R.E. NO(S). 123063-0000, 123064-0000,
123066-0000, 123066-0500, 123088-0000, AND
123089-0000), AS DESCRIBED HEREIN, OWNED BY
RESTORATION CHURCH JACKSONVILLE, INC., FROM
COMMERCIAL RESIDENTIAL AND OFFICE (CRO)
DISTRICT, COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)
DISTRICT AND RESIDENTIAL LOW DENSITY-60 (RLD-60)
DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE, TO PERMIT A CHURCH, DAY CARE CENTER,
SCHOOLS, SINGLE FAMILY DWELLINGS AND OFFICES; AS
DESCRIBED IN THE RESTORATION CHURCH JACKSONVILLE
PUD; PROVIDING A DISCLAIMER THAT THE REZONING
GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
PROVIDING AN EFFECTIVE DATE.

WHEREAS, Restoration Church Jacksonville, Inc., the owner of
approximately 5.91± acres located in Council District 4 at 1639 and
1677 Southside Boulevard, and 0, 9731, 9724 and 9738 Arnold Road,
between Bradley Road and Atlantic Boulevard (R.E. No(s). 123063-0000,
123064-0000, 123066-0000, 123066-0500, 123088-0000, and 123089-0000),
as more particularly described in **Exhibit 1**, dated July 26, 2024, and

graphically depicted in **Exhibit 2**, both of which are attached hereto (the "Subject Property"), has applied for a rezoning and reclassification of the Subject Property from Commercial Residential and Office (CRO) District, Commercial Community/General-2 (CCG-2) District and Residential Low Density-60 (RLD-60) District to Planned Unit Development (PUD) District, as described in Section 1 below; and

WHEREAS, the Planning Commission, acting as the local planning agency, has reviewed the application and made an advisory recommendation to the Council; and

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

WHEREAS, the Council finds that such rezoning is: (1) consistent with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives and policies of the *2045 Comprehensive Plan*; and (3) is not in conflict with any portion of the City's land use regulations; and

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

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

Section 1. Property Rezoned. The Subject Property is hereby rezoned and reclassified from Commercial Residential and Office (CRO) District, Commercial Community/General-2 (CCG-2) District and Residential Low Density-60 (RLD-60) District to Planned Unit Development (PUD) District. This new PUD district shall generally permit a church, day care center, schools, single family dwellings

1 and offices, and is described, shown and subject to the following
2 documents, attached hereto:

3 **Exhibit 1** - Legal Description dated July 26, 2024.

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

5 **Exhibit 3** - Written Description dated September 23, 2024.

6 **Exhibit 4** - Site Plan dated September 23, 2024.

7 **Section 2. Owner and Description.** The Subject Property is
8 owned by Restoration Church Jacksonville, Inc., and is legally
9 described in **Exhibit 1**, attached hereto. The applicant is Braxton
10 Linton, 11801 Research Drive, Alachua, Florida, 32615; (352) 331-
11 1976.

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

24 **Section 4. Effective Date.** The enactment of this Ordinance
25 shall be deemed to constitute a quasi-judicial action of the City
26 Council and shall become effective upon signature by the Council
27 President and Council Secretary.

1 Form Approved:
2
3 /s/ Dylan Reingold
4 Office of General Counsel
5 Legislation Prepared By: Bruce Lewis
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