

1 Introduced by the Land Use and Zoning Committee:  
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3

4 **ORDINANCE 2024-919-E**

5 AN ORDINANCE REZONING APPROXIMATELY 5.91± ACRES  
6 LOCATED IN COUNCIL DISTRICT 4 AT 1639 AND 1677  
7 SOUTHSIDE BOULEVARD, AND 0, 9731, 9724 AND 9738  
8 ARNOLD ROAD, BETWEEN BRADLEY ROAD AND ATLANTIC  
9 BOULEVARD (R.E. NO(S). 123063-0000, 123064-0000,  
10 123066-0000, 123066-0500, 123088-0000, AND  
11 123089-0000), AS DESCRIBED HEREIN, OWNED BY  
12 RESTORATION CHURCH JACKSONVILLE, INC., FROM  
13 COMMERCIAL RESIDENTIAL AND OFFICE (CRO)  
14 DISTRICT, COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)  
15 DISTRICT AND RESIDENTIAL LOW DENSITY-60 (RLD-60)  
16 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
17 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
18 ZONING CODE, TO PERMIT A CHURCH, DAY CARE CENTER,  
19 SCHOOLS, SINGLE FAMILY DWELLINGS AND OFFICES; AS  
20 DESCRIBED IN THE RESTORATION CHURCH JACKSONVILLE  
21 PUD; PROVIDING A DISCLAIMER THAT THE REZONING  
22 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
23 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
24 PROVIDING AN EFFECTIVE DATE.  
25

26 **WHEREAS**, Restoration Church Jacksonville, Inc., the owner of  
27 approximately 5.91± acres located in Council District 4 at 1639 and  
28 1677 Southside Boulevard, and 0, 9731, 9724 and 9738 Arnold Road,  
29 between Bradley Road and Atlantic Boulevard (R.E. No(s). 123063-0000,  
30 123064-0000, 123066-0000, 123066-0500, 123088-0000, and 123089-0000),  
31 as more particularly described in **Exhibit 1**, dated July 26, 2024, and

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

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

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

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

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

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

26 **Section 1. Property Rezoned.** The Subject Property is  
27 hereby rezoned and reclassified from Commercial Residential and  
28 Office (CRO) District, Commercial Community/General-2 (CCG-2)  
29 District and Residential Low Density-60 (RLD-60) District to Planned  
30 Unit Development (PUD) District. This new PUD district shall generally  
31 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:

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3           /s/ Dylan Reingold          

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

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