

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-610-E**

5 AN ORDINANCE REZONING APPROXIMATELY 42.51±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 4 AT 10005  
7 GATE PARKWAY NORTH, BETWEEN GATE PARKWAY NORTH  
8 AND FOREST BOULEVARD SOUTH (R.E. NO. 167727-  
9 0100), AS DESCRIBED HEREIN, OWNED BY CROSSROAD  
10 UNITED METHODIST CHURCH, INC., FROM PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT (1998-769-E) TO  
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
14 PERMIT MULTI-FAMILY RESIDENTIAL AND  
15 INSTITUTIONAL USES, AS DESCRIBED IN THE  
16 CROSSROAD CHURCH PUD; PUD SUBJECT TO CONDITIONS;  
17 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
20 EFFECTIVE DATE.  
21

22 **WHEREAS**, CrossRoad United Methodist Church, Inc., the owner of  
23 approximately 42.51± acres, located in Council District 4 at 10005  
24 Gate Parkway North, between Gate Parkway North and Forest Boulevard  
25 South (R.E. No. 167727-0100), as more particularly described in  
26 **Exhibit 1**, dated August 13, 2020, and graphically depicted in **Exhibit**  
27 **2**, both of which are **attached hereto** (Subject Property), has applied  
28 for a rezoning and reclassification of that property from Planned  
29 Unit Development (PUD) District (1998-769-E) to Planned Unit  
30 Development (PUD) District, as described in Section 1 below; and

31 **WHEREAS**, the Planning Commission has considered the application

1 and has rendered an advisory opinion; 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**, the Council finds that such rezoning is: (1) consistent  
5 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives  
6 and policies of the *2030 Comprehensive Plan*; and (3) is not in  
7 conflict with any portion of the City's land use regulations; and

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

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

17       **Section 1. Property Rezoned.** The Subject Property is  
18 hereby rezoned and reclassified from Planned Unit Development (PUD)  
19 District (1998-769-E) to Planned Unit Development (PUD) District.  
20 This new PUD district shall generally permit multi-family residential  
21 and institutional uses, and is described, shown and subject to the  
22 following documents, **attached hereto**:

23 **Exhibit 1** - Legal Description dated August 13, 2020.

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

25 **Revised Exhibit 3** - Revised Written Description dated November 5,  
26 2020.

27 **Revised Exhibit 4** - Revised Site Plan dated November 4, 2020.

28 **Exhibit 5** - Shiloh Mill Boulevard Concept Plan dated December 10,  
29 2020.

30 **Exhibit 6** - PUD Conditions dated December 10, 2020.

31       **Section 2. Rezoning Approved Subject to Conditions.** This

1 rezoning is approved subject to the following conditions.

2 (1) The conditions set forth in **Exhibit 6, attached hereto** and  
3 dated December 10, 2020, are conditions of this PUD Ordinance. Such  
4 conditions control over the Written Description and the Site Plan and  
5 may only be amended through a rezoning.

6 **Section 3. Owner and Description.** The Subject Property  
7 is owned by CrossRoad United Methodist Church, Inc., and is legally  
8 described in **Exhibit 1, attached hereto**. The agent is T.R. Hainline,  
9 Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida  
10 32207; (904) 346-5531.

11 **Section 4. Disclaimer.** The rezoning granted herein  
12 shall **not** be construed as an exemption from any other applicable  
13 local, state, or federal laws, regulations, requirements, permits or  
14 approvals. All other applicable local, state or federal permits or  
15 approvals shall be obtained before commencement of the development  
16 or use and issuance of this rezoning is based upon acknowledgement,  
17 representation and confirmation made by the applicant(s), owner(s),  
18 developer(s) and/or any authorized agent(s) or designee(s) that the  
19 subject business, development and/or use will be operated in strict  
20 compliance with all laws. Issuance of this rezoning does **not** approve,  
21 promote or condone any practice or act that is prohibited or  
22 restricted by any federal, state or local laws.

23 **Section 5. Effective Date.** The enactment of this Ordinance  
24 shall be deemed to constitute a quasi-judicial action of the City  
25 Council and shall become effective upon signature by the Council  
26 President and the Council Secretary.

1 Form Approved:

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3         /s/ Shannon K. Eller        

4 Office of General Counsel

5 Legislation Prepared By: Connie Quinto

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