

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-439**

5 AN ORDINANCE REZONING APPROXIMATELY 10.51± ACRES
6 LOCATED IN COUNCIL DISTRICT 3 AT 4420 HODGES
7 BOULEVARD, AT THE CORNER OF CHETS CREEK BOULEVARD
8 AND HODGES BOULEVARD (R.E. NO(S). 167455-1200),
9 AS DESCRIBED HEREIN, OWNED BY THE CHURCH AT CHETS
10 CREEK, INC., FROM RESIDENTIAL MEDIUM DENSITY-A
11 (RMD-A) DISTRICT TO PLANNED UNIT DEVELOPMENT
12 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
13 THE ZONING CODE, TO ALLOW FOR ADDITIONAL
14 PERMITTED USES SUCH AS DAY CARE CENTERS, SCHOOLS,
15 COMMUNITY CENTERS AND SIMILAR ANCILLARY USES AND
16 TAILORED SIGNAGE AND LANDSCAPING REQUIREMENTS IN
17 ORDER TO MODERNIZE THE EXISTING CHURCH FACILITY,
18 AS DESCRIBED IN THE CHURCH AT CHET'S CREEK PUD,
19 PURSUANT TO APPLICATION NUMBER Z-7163; PROVIDING
20 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
21 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
22 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
23 DATE.
24

25 **WHEREAS,** The Church at Chets Creek, Inc., the owner of
26 approximately 19.38± acres located in Council District 3 at 4420
27 Hodges Boulevard, at the corner of Chets Creek Boulevard and Hodges
28 Boulevard (R.E. No(s). 167455-1200), as more particularly described
29 in **Exhibit 1**, dated April 24, 2026, and graphically depicted in
30 **Exhibit 2**, both of which are attached hereto (the "Subject Property"),
31 has applied for a rezoning and reclassification of the Subject

1 Property from Residential Medium Density-A (RMD-A) District to
2 Planned Unit Development (PUD) District, pursuant to application
3 number Z-7163, as described in Section 1 below; and

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

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

9 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
10 notice, held a public hearing and made its recommendation to the
11 Council; and

12 **WHEREAS**, taking into consideration the above recommendations and
13 all other evidence entered into the record and testimony taken at the
14 public hearings, the Council finds that such rezoning: (1) is
15 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
16 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
17 not in conflict with any portion of the City's land use regulations;
18 and

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

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

28 **Section 1. Property Rezoned.** The Subject Property is
29 hereby rezoned and reclassified from Residential Medium Density-A
30 (RMD-A) District to Planned Unit Development (PUD) District. This new
31 PUD District shall generally allow for additional permitted uses such

1 as day care centers, schools, community centers and similar ancillary
2 uses and tailored signage and landscaping requirements in order to
3 modernize the existing church facility, and is described, shown and
4 subject to the following documents, attached hereto:

5 **Exhibit 1** - Legal Description dated April 24, 2026.

6 **Exhibit 2** - Subject Property Map (prepared by P&DD).

7 **Exhibit 3** - Written Description dated April 24, 2026.

8 **Exhibit 4** - Site Plan dated April 24, 2026.

9 **Section 2. Owner and Description.** The Subject Property is
10 owned by The Church at Chets Creek, Inc., and is legally described
11 in **Exhibit 1**, attached hereto. The applicant is Steve Diebenow,
12 Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida 32202;
13 (904) 301-1269; sdiebenow@drivermcafee.com.

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

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

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Form Approved:

 /s/ Terrence Harvey

Office of General Counsel

Legislation Prepared By: Erin Abney

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