

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2024-724**

5 AN ORDINANCE REZONING APPROXIMATELY 0.70± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 0, 207 AND 216
7 6TH STREET W., BETWEEN PEARL STREET N. AND SILVER
8 STREET (R.E. NOS. 071472-0000, 071473-0000 AND
9 071191-0000), AS DESCRIBED HEREIN, OWNED BY
10 GREATER NEW JERUSALEM BAPTIST CHURCH
11 CORPORATION, FROM RESIDENTIAL MEDIUM DENSITY-S
12 (RMD-S) DISTRICT TO PLANNED UNIT DEVELOPMENT
13 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
14 THE ZONING CODE, TO PERMIT MULTI-FAMILY
15 DWELLINGS, AS DESCRIBED IN THE 6TH STREET WEST
16 PUD; PROVIDING A DISCLAIMER THAT THE REZONING
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS,** Greater New Jerusalem Baptist Church Corporation, the
22 owner of approximately 0.70± acres located in Council District 7 at
23 0, 207 and 216 6th Street W. between Pearl Street N. and Silver Street
24 (R.E. Nos. 071472-0000, 071473-0000 and 071191-0000), as more
25 particularly described in **Exhibit 1**, dated July 7, 2023, and
26 graphically depicted in **Exhibit 2**, both of which are attached hereto
27 (the "Subject Property"), has applied for a rezoning and
28 reclassification of the Subject Property from Residential Medium
29 Density-S (RMD-S) District to Planned Unit Development (PUD)
30 District, as described in Section 1 below; and

31 **WHEREAS,** the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

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

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

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

19 **Section 1. Property Rezoned.** The Subject Property is
20 hereby rezoned and reclassified from Residential Medium Density-S
21 (RMD-S) District to Planned Unit Development (PUD) District. This new
22 PUD district shall generally permit multi-family dwellings, and is
23 described, shown and subject to the following documents, attached
24 hereto:

25 **Exhibit 1** - Legal Description dated July 7, 2023.

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

27 **Exhibit 3** - Written Description dated July 7, 2023.

28 **Exhibit 4** - Site Plan dated June 12, 2023.

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by Greater New Jerusalem Baptist Church Corporation, and is
31 legally described in **Exhibit 1**, attached hereto. The applicant is

1 Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville,
2 Florida 32202; (904) 807-0185.

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

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

19
20 Form Approved:

21
22 Dylan Reingold

23 Office of General Counsel

24 Legislation Prepared By: Bruce Lewis

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