

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-535**

5 AN ORDINANCE REZONING APPROXIMATELY 4.33± ACRES,
6 LOCATED IN COUNCIL DISTRICT 14 AT 0 RADIO LANE,
7 BETWEEN LASOTA AVENUE AND LAKE SHORE BOULEVARD,
8 AS DESCRIBED HEREIN, OWNED BY PARK LANE BAPTIST
9 CHURCH, FROM RESIDENTIAL LOW DENSITY-60 (RLD-
10 60) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
11 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
12 ZONING CODE, TO PERMIT INFILL RESIDENTIAL
13 DEVELOPMENT, CONSISTENT WITH AREA TRENDS, AS
14 DESCRIBED IN THE RADIO LANE II RESIDENTIAL PUD;
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
18 EFFECTIVE DATE.

19
20 **WHEREAS**, Park Lane Baptist Church, the owners of approximately
21 4.33± acres, located in Council District 14 at 0 Radio Lane, as more
22 particularly described in **Exhibit 1**, dated June 17, 2021, and
23 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
24 (Subject Property), have applied for a rezoning and reclassification
25 of that property from Residential Low Density-60 (RLD-60) District
26 to Planned Unit Development (PUD) District, as described in Section
27 1 below; and

28 **WHEREAS**, the Planning Commission has considered the application
29 and has rendered an advisory opinion; and

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

1 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
2 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
3 and policies of the *2030 Comprehensive Plan*; and (3) is not in
4 conflict with any portion of the City's land use regulations; and

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

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

14 **Section 1. Property Rezoned.** The Subject Property is
15 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
16 60) District to Planned Unit Development (PUD) District. This new PUD
17 district shall generally permit infill residential development,
18 consistent with area trends, and is described, shown and subject to
19 the following documents, **attached hereto**:

20 **Exhibit 1** - Legal Description dated June 17, 2021.

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

22 **Exhibit 3** - Written Description dated June 1, 2021.

23 **Exhibit 4** - Site Plan dated April 13, 2021.

24 **Section 2. Owner and Description.** The Subject Property
25 is owned by Park Lane Baptist Church, and is legally described in
26 **Exhibit 1, attached hereto**. The applicant is L. Charles Mann, 165
27 Arlington Road, Jacksonville, Florida 32211; (904) 721-1546.

28 **Section 3. Disclaimer.** The rezoning granted herein
29 shall **not** be construed as an exemption from any other applicable
30 local, state, or federal laws, regulations, requirements, permits or
31 approvals. All other applicable local, state or federal permits or

1 approvals shall be obtained before commencement of the development
2 or use and issuance of this rezoning is based upon acknowledgement,
3 representation and confirmation made by the applicant(s), owner(s),
4 developer(s) and/or any authorized agent(s) or designee(s) that the
5 subject business, development and/or use will be operated in strict
6 compliance with all laws. Issuance of this rezoning does **not** approve,
7 promote or condone any practice or act that is prohibited or
8 restricted by any federal, state or local laws.

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

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14 Form Approved:

15
16 /s/ Jason Teal

17 Office of General Counsel

18 Legislation Prepared By: Erin Abney

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