

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-309**

5 AN ORDINANCE REZONING APPROXIMATELY 14.97± ACRES
6 LOCATED IN COUNCIL DISTRICT 4 AT 10005 GATE
7 PARKWAY NORTH, AT THE INTERSECTION OF GATE
8 PARKWAY NORTH AND SHILOH MILL BOULEVARD (R.E.
9 NO(S). 167727-0098), AS DESCRIBED HEREIN, OWNED
10 BY CROSSROAD CHURCH, INC., FROM PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT (2020-610-E) TO
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
14 ELIMINATE THE PROHIBITION ON INTERNALLY
15 ILLUMINATED SIGNAGE AND CHANGING MESSAGE BOARDS,
16 AS DESCRIBED IN THE CROSSROAD CHURCH II PUD;
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 Church, Inc., the owner of approximately
23 14.97± acres located in Council District 4 at 10005 Gate Parkway
24 North, at the intersection of Gate Parkway North and Shiloh Mill
25 Boulevard (R.E. No(s). 167727-0098), as more particularly described
26 in **Exhibit 1**, dated March 7, 2025, and graphically depicted in **Exhibit**
27 **2**, both of which are attached hereto (the "Subject Property"), has
28 applied for a rezoning and reclassification of the Subject Property
29 from Planned Unit Development (PUD) District (2020-610-E) to Planned
30 Unit Development (PUD) 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 Planned Unit Development (PUD)
21 District (2020-610-E) to Planned Unit Development (PUD) District.
22 This new PUD district shall eliminate the prohibition on internally
23 illuminated signage and changing message boards, and is described,
24 shown and subject to the following documents, attached hereto:

25 **Exhibit 1** - Legal Description dated March 7, 2025.

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

27 **Exhibit 3** - Written Description dated March 7, 2025.

28 **Exhibit 4** - Site Plan dated March 21, 2025.

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by Crossroad Church, Inc. and is legally described in **Exhibit**
31 **1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1

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

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 the Council Secretary.

19
20 Form Approved:

21
22 /s/ Dylan Reingold

23 Office of General Counsel

24 Legislation Prepared By: Kaysie Cox

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