

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-85**

5 AN ORDINANCE REZONING APPROXIMATELY 1.02± ACRES
6 LOCATED IN COUNCIL DISTRICT 1 AT 8264 LONE STAR
7 ROAD, BETWEEN EDDY ROAD AND CLEMENTS ROAD (R.E.
8 NO. 120831-0000 (PORTION)), AS DESCRIBED HEREIN,
9 OWNED BY SAINT PAUL METHODIST CHURCH,
10 JACKSONVILLE, FLORIDA, FROM PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT (95-1190-728) TO
12 RESIDENTIAL LOW DENSITY-50 (RLD-50) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
14 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
15 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
16 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
17 EFFECTIVE DATE.
18

19 **WHEREAS**, Saint Paul Methodist Church, Jacksonville, Florida, the
20 owner of approximately 1.02± acres located in Council District 1 at
21 8264 Lone Star Road, between Eddy Road and Clements Road (R.E. No.
22 120831-0000 (portion)), as more particularly described in **Exhibit 1**,
23 dated December 30, 2021, and graphically depicted in **Exhibit 2**, both
24 of which are **attached hereto** (the "Subject Property"), has applied
25 for a rezoning and reclassification of the Subject Property from
26 Planned Unit Development (PUD) District (95-1190-728) to Residential
27 Low Density-50 (RLD-50) District; and

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

30 **WHEREAS**, the Planning Commission, acting as the local planning
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

5 **WHEREAS**, taking into consideration the above recommendations and
6 all other evidence entered into the record and testimony taken at the
7 public hearings, the Council finds that such rezoning: (1) is
8 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
9 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
10 not in conflict with any portion of the City's land use regulations;
11 now, therefore

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

13 **Section 1. Property Rezoned.** The Subject Property is
14 hereby rezoned and reclassified from Planned Unit Development (PUD)
15 District (95-1190-728) to Residential Low Density-50 (RLD-50)
16 District, as defined and classified under the Zoning Code, City of
17 Jacksonville, Florida.

18 **Section 2. Owner and Description.** The Subject Property is
19 owned by Saint Paul Methodist Church, Jacksonville, Florida, and is
20 described in **Exhibit 1, attached hereto**. The applicant is Patrick
21 Krechowski, Esq., 1 Independent Drive, Suite 1800, Jacksonville,
22 Florida 32202; (904) 348-6877.

23 **Section 3. Disclaimer.** The rezoning granted herein shall
24 **not** be construed as an exemption from any other applicable local,
25 state, or federal laws, regulations, requirements, permits or
26 approvals. All other applicable local, state or federal permits or
27 approvals shall be obtained before commencement of the development
28 or use and issuance of this rezoning is based upon acknowledgement,
29 representation and confirmation made by the applicant(s), owners(s),
30 developer(s) and/or any authorized agent(s) or designee(s) that the
31 subject business, development and/or use will be operated in strict

1 compliance with all laws. Issuance of this rezoning does **not** approve,
2 promote or condone any practice or act that is prohibited or
3 restricted by any federal, state or local laws.

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

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9 Form Approved:

10
11 /s/ Mary E. Staffopoulos

12 Office of General Counsel

13 Legislation Prepared By: Arimus Wells

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