

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-355**

5 AN ORDINANCE REZONING APPROXIMATELY 5.48± ACRES,
6 LOCATED IN COUNCIL DISTRICT 5 AT 1321 INWOOD
7 TERRACE, 1335 INWOOD TERRACE, 1345 INWOOD
8 TERRACE, 1405 INWOOD TERRACE, 1411 INWOOD
9 TERRACE, 1425 INWOOD TERRACE, 3120 HENDRICKS
10 AVENUE, 3200 HENDRICKS AVENUE AND 1414 FELCH
11 AVENUE, BETWEEN SAN JOSE BOULEVARD AND HENDRICKS
12 AVENUE (R.E. NOS. 070217-0000, 070218-0000,
13 070219-0000, 070220-0000, 070221-0000, 070222-
14 0000, 082683-0000, 082703-0000 AND 082704-
15 0000), AS DESCRIBED HEREIN, OWNED BY SOUTHSIDE
16 UNITED METHODIST CHURCH, INC., FROM COMMERCIAL,
17 RESIDENTIAL AND OFFICE (CRO) DISTRICT,
18 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT AND
19 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (92-
20 1022-1406) TO PLANNED UNIT DEVELOPMENT (PUD)
21 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
22 ZONING CODE, TO PERMIT A CHURCH AND ASSOCIATED
23 COMMERCIAL USES, AS DESCRIBED IN THE SOUTHSIDE
24 UNITED METHODIST CHURCH CAMPUS PUD; PROVIDING A
25 DISCLAIMER THAT THE REZONING GRANTED HEREIN
26 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
27 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
28 DATE.

29
30 **WHEREAS**, Southside United Methodist Church, Inc., the owner of
31 approximately 5.48± acres located in Council District 5 at 1321 Inwood

1 Terrace, 1335 Inwood Terrace, 1345 Inwood Terrace, 1405 Inwood
2 Terrace, 1411 Inwood Terrace, 1425 Inwood Terrace, 3120 Hendricks
3 Avenue, 3200 Hendricks Avenue and 1414 Felch Avenue, between San Jose
4 Boulevard and Hendricks Avenue (R.E. Nos. 070217-0000, 070218-0000,
5 070219-0000, 070220-0000, 070221-0000, 070222-0000, 082683-0000,
6 082703-0000 and 082704-0000), as more particularly described in
7 **Exhibit 1**, dated February 19, 2022, and graphically depicted in
8 **Exhibit 2**, both of which are **attached hereto** (the "Subject Property"),
9 has applied for a rezoning and reclassification of that property from
10 Commercial, Residential and Office (CRO) District, Residential Low
11 Density-60 (RLD-60) District and Planned Unit Development (PUD)
12 District (92-1022-1406) to Planned Unit Development (PUD) District,
13 as described in Section 1 below; and

14 **WHEREAS**, the Planning Commission has considered the application
15 and has rendered an advisory opinion; and

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

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

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

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

31 **Section 1. Property Rezoned.** The Subject Property is

1 hereby rezoned and reclassified from Commercial, Residential and
2 Office (CRO) District, Residential Low Density-60 (RLD-60) District
3 and Planned Unit Development (PUD) District (92-1022-1406) to Planned
4 Unit Development (PUD) District. This new PUD district shall
5 generally permit a church and associated commercial uses, and is
6 described, shown and subject to the following documents, **attached**
7 **hereto:**

8 **Exhibit 1** - Legal Description dated February 19, 2022.

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

10 **Exhibit 3** - Written Description dated February 19, 2022.

11 **Exhibit 4** - Site Plan dated February 19, 2022.

12 **Section 2. Owner and Description.** The Subject Property
13 is owned by Southside United Methodist Church, Inc., and is legally
14 described in **Exhibit 1, attached hereto.** The applicant is Fred
15 Atwill, 9001 Forest Acres Lane, Jacksonville, Florida 32234; (904)
16 610-8975.

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

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

