

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-440**

5 AN ORDINANCE REZONING APPROXIMATELY 4.79± ACRES  
6 LOCATED IN COUNCIL DISTRICT 7 AT 13519 NORTH MAIN  
7 STREET, 13529 NORTH MAIN STREET AND 13543 NORTH  
8 MAIN STREET, BETWEEN DRURY LANE AND EUBANKS  
9 STREET EAST (R.E. NOS. 106631-0000, 106629-0000  
10 AND 107810-0000), AS DESCRIBED HEREIN, OWNED BY  
11 BOLD CITY CHURCH CORPORATION, FROM COMMERCIAL  
12 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT AND  
13 COMMERCIAL OFFICE (CO) DISTRICT TO COMMERCIAL  
14 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT, AS DEFINED  
15 AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING  
16 A DISCLAIMER THAT THE REZONING GRANTED HEREIN  
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
19 DATE.  
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21 **WHEREAS**, Bold City Church Corporation, the owner of  
22 approximately 4.79± acres located in Council District 7 at 13519 North  
23 Main Street, 13529 North Main Street and 13543 North Main Street,  
24 between Drury Lane and Eubanks Street East (R.E. Nos. 106631-0000,  
25 106629-0000 and 107810-0000), as more particularly described in  
26 **Exhibit 1**, dated March 18, 2022, 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 Commercial Community/General-2 (CCG-2) District and Commercial  
30 Office (CO) District to Commercial Community/General-1 (CCG-1)  
31 District; and

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

3           **WHEREAS**, the Planning Commission, acting as the local planning  
4 agency, has reviewed the application and made an advisory  
5 recommendation to the Council; and

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

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

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

17           **Section 1.           Property Rezoned.**     The Subject Property is  
18 hereby rezoned and reclassified from Commercial Community/General-2  
19 (CCG-2) District and Commercial Office (CO) District to Commercial  
20 Community/General-1 (CCG-1) District, as defined and classified under  
21 the Zoning Code, City of Jacksonville, Florida.

22           **Section 2.           Owner and Description.**   The Subject Property is  
23 owned by Bold City Church Corporation, and is described in **Exhibit**  
24 **1**, attached hereto.   The applicant is Emily Pierce, Esq., 1301  
25 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904)  
26 398-3911.

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

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

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

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13 Form Approved:

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15           /s/ Mary E. Staffopoulos          

16 Office of General Counsel

17 Legislation Prepared By: Kaysie Cox

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