Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2022-355-E

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

WHEREAS, Southside United Methodist Church, Inc., the owner of approximately 5.48± acres located in Council District 5 at 1321 Inwood Terrace, 1335 Inwood Terrace, 1345 Inwood Terrace, 1405 Inwood Terrace, 1411 Inwood Terrace, 1425 Inwood Terrace, 3120 Hendricks Avenue, 3200 Hendricks Avenue and 1414 Felch Avenue, between San Jose Boulevard and Hendricks Avenue (R.E. Nos. 070217-0000, 070218-0000, 070219-0000, 070220-0000, 070221-0000, 070222-0000, 082683-0000, 082703-0000 and 082704-0000), as more particularly described in Exhibit 1, dated February 19, 2022, and graphically depicted in Exhibit 2, both of which are attached hereto (the "Subject Property"), has applied for a rezoning and reclassification of that property from Commercial, Residential and Office (CRO) District, Residential Low Density-60 (RLD-60) District and Planned Unit Development (PUD) District (92-1022-1406) to Planned Unit Development (PUD) District, as described in Section 1 below; and

2.8

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

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

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

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

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

Section 1. Property Rezoned. The Subject Property is

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

Exhibit 1 - Legal Description dated February 19, 2022.

Exhibit 2 - Subject Property per P&DD.

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Revised Exhibit 3 - Revised Written Description dated June 9, 2022.

Exhibit 4 - Site Plan dated February 19, 2022.

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

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

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

President and the Council Secretary.

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Bruce Lewis

GC-#1506378-v1-2022-355-E