

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-8**

5 AN ORDINANCE REZONING APPROXIMATELY 2.52± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 206 PONCE
7 BOULEVARD, 212 PONCE BOULEVARD, 203 SAGO AVENUE,
8 211 SAGO AVENUE AND 212 SAGO AVENUE, BETWEEN SAGO
9 AVENUE AND NEW BERLIN ROAD (R.E. NOS. 107457-
10 0000, 107458-0000, 107459-0000, 107460-0000 AND
11 107461-0000), AS DESCRIBED HEREIN, OWNED BY
12 TRUSTEE CORPORATION OF FIRST BAPTIST CHURCH OF
13 OCEANWAY, INC. AND FIRST BAPTIST CHURCH OF
14 OCEANWAY, INC., FROM COMMERCIAL OFFICE (CO)
15 DISTRICT AND RESIDENTIAL LOW DENSITY-60 (RLD-60)
16 DISTRICT TO PUBLIC BUILDINGS AND FACILITIES-2
17 (PBF-2) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
18 THE ZONING CODE; PROVIDING A DISCLAIMER THAT THE
19 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
20 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
21 PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS,** Trustee Corporation of First Baptist Church of
24 Oceanway, Inc. and First Baptist Church of Oceanway, Inc., the owners
25 of approximately 2.52± acres located in Council District 7 at 206
26 Ponce Boulevard, 212 Ponce Boulevard, 203 Sago Avenue, 211 Sago Avenue
27 and 212 Sago Avenue, between Sago Avenue and New Berlin Road (R.E.
28 Nos. 107457-0000, 107458-0000, 107459-0000, 107460-0000 and 107461-
29 0000), as more particularly described in **Exhibit 1**, dated November
30 28, 2022, and graphically depicted in **Exhibit 2**, both of which are
31 attached hereto (the "Subject Property"), has applied for a rezoning

1 and reclassification of the Subject Property from Commercial Office
2 (CO) District and Residential Low Density-60 (RLD-60) District to
3 Public Buildings and Facilities-2 (PBF-2) District; and

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

6 **WHEREAS**, the Planning Commission, acting as the local planning
7 agency, has reviewed the application and made an advisory
8 recommendation to the Council; and

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

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

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

20 **Section 1. Property Rezoned.** The Subject Property is
21 hereby rezoned and reclassified from Commercial Office (CO) District
22 and Residential Low Density-60 (RLD-60) District to Public Buildings
23 and Facilities-2 (PBF-2) District, as defined and classified under
24 the Zoning Code, City of Jacksonville, Florida.

25 **Section 2. Owner and Description.** The Subject Property is
26 owned by Trustee Corporation of First Baptist Church of Oceanway,
27 Inc. and First Baptist Church of Oceanway, Inc., and is described in
28 **Exhibit 1**, attached hereto. The applicant is Josh Cockrell, P.O. Box
29 28327, Jacksonville, Florida 32226; (904) 720-4260.

30 **Section 3. Disclaimer.** The rezoning granted herein shall
31 **not** be construed as an exemption from any other applicable local,

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

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

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16 Form Approved:

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18 /s/ Mary E. Staffopoulos

19 Office of General Counsel

20 Legislation Prepared By: Bruce Lewis

21 GC-#1540842-v2-2023-8_(Z-4621).docx