

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-480**

5 AN ORDINANCE REZONING APPROXIMATELY 4.84± ACRES
6 LOCATED IN COUNCIL DISTRICT 11 AT 6467 GREENLAND
7 ROAD, BETWEEN PHILIPS HIGHWAY AND GREENLAND CHASE
8 BOULEVARD (R.E. NO. 156679-0000 (PORTION)), AS
9 DESCRIBED HEREIN, OWNED BY MANDARIN CHRISTIAN
10 CHURCH (OF JACKSONVILLE, FLORIDA), INC., FROM
11 INDUSTRIAL HEAVY (IH) DISTRICT TO PUBLIC
12 BUILDINGS AND FACILITIES-2 (PBF-2) 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**, Mandarin Christian Church (of Jacksonville, Florida),
20 Inc., the owner of approximately 4.84± acres located in Council
21 District 11 at 6467 Greenland Road, between Philips Highway and
22 Greenland Chase Boulevard (R.E. No. 156679-0000 (portion)), as more
23 particularly described in **Exhibit 1**, dated June 5, 2023, and
24 graphically depicted in **Exhibit 2**, both of which are attached hereto
25 (the "Subject Property"), has applied for a rezoning and
26 reclassification of the Subject Property from Industrial Heavy (IH)
27 District to Public Buildings and Facilities-2 (PBF-2) 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 *2045 Comprehensive Plan*; (2) furthers the goals,
9 objectives and policies of the *2045 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 Industrial Heavy (IH) District
15 to Public Buildings and Facilities-2 (PBF-2) District, as defined and
16 classified under the Zoning Code, City of Jacksonville, Florida.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by Mandarin Christian Church (of Jacksonville, Florida), Inc.,
19 and is legally described in **Exhibit 1**, attached hereto. The applicant
20 is Autumn Martinage, Matthews Design Group, LLC, 7 Waldo Street, St.
21 Augustine, Florida 32084; (904) 374-4667.

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

1 promote or condone any practice or act that is prohibited or
2 restricted by any federal, state or local laws.

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

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8 Form Approved:

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10 /s/ Shannon K. Eller

11 Office of General Counsel

12 Legislation Prepared by: Connor Corrigan

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