

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2024-233**

AN ORDINANCE REZONING APPROXIMATELY 1.27± ACRES  
LOCATED IN COUNCIL DISTRICT 7 AT 4714 SHELBY  
AVENUE, BETWEEN CASSATT AVENUE AND BLANDING  
BOULEVARD (R.E. NO. 069466-0000 (PORTION)), AS  
DESCRIBED HEREIN, OWNED BY THE EPISCOPAL CHURCH  
IN THE DIOCESE OF FLORIDA, INC., FROM PLANNED  
UNIT DEVELOPMENT (PUD) DISTRICT (92-1008-1099)  
TO RESIDENTIAL LOW DENSITY-40 (RLD-40) DISTRICT,  
AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
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,** The Episcopal Church in the Diocese of Florida, Inc.,  
the owner of approximately 1.27± acres located in Council District 7  
at 4714 Shelby Avenue, between Cassatt Avenue and Blanding Boulevard  
(R.E. No. 069466-0000 (portion)), as more particularly described in  
**Exhibit 1**, dated December 18, 2023, and graphically depicted in  
**Exhibit 2**, both of which are attached hereto (the "Subject Property"),  
has applied for a rezoning and reclassification of the Subject  
Property from Planned Unit Development (PUD) District (92-1008-1099)  
to Residential Low Density-40 (RLD-40) District; and

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

**WHEREAS,** the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory  
2 recommendation to the Council; and

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

6 **WHEREAS,** taking into consideration the above recommendations  
7 and all other evidence entered into the record and testimony taken  
8 at the public hearings, the Council finds that such rezoning: (1) is  
9 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
10 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
11 not in conflict with any portion of the City's land use regulations;  
12 now therefore

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

14 **Section 1. Property Rezoned.** The Subject Property is  
15 hereby rezoned and reclassified from Planned Unit Development (PUD)  
16 District (92-1008-1099) to Residential Low Density-40 (RLD-40)  
17 District, as defined and classified under the Zoning Code, City of  
18 Jacksonville, Florida.

19 **Section 2. Owner and Description.** The Subject Property is  
20 owned by The Episcopal Church in the Diocese of Florida, Inc., and  
21 is legally described in **Exhibit 1**, attached hereto. The applicant is  
22 Wyman Duggan, Esq., 1301 Riverplace Boulevard, Suite 1500,  
23 Jacksonville, Florida 32207; (904) 398-3911.

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

1 subject business, development and/or use will be operated in strict  
2 compliance with all laws. Issuance of this rezoning does not approve,  
3 promote or condone any practice or act that is prohibited or  
4 restricted by any federal, state or local laws.

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

9  
10 Form Approved:

11  
12 /s/ Mary E. Staffopoulos

13 Office of General Counsel

14 Legislation Prepared By: Caroline Fulton

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