

1 Introduced by the Land Use and Zoning Committee:
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3

4 **ORDINANCE 2025-5**

5 AN ORDINANCE REZONING APPROXIMATELY 11.38± ACRES
6 LOCATED IN COUNCIL DISTRICT 1 AT 7535 FORT
7 CAROLINE ROAD, BETWEEN TOWNSEND BOULEVARD AND
8 ALLENBY DRIVE (R.E. NO(S). 109044-0290), AS
9 DESCRIBED HEREIN, OWNED BY FORT CAROLINE
10 CHRISTIAN CHURCH, INC., FROM RESIDENTIAL LOW
11 DENSITY-90 (RLD-90) DISTRICT TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT A
14 MAXIMUM OF 69 TOWNHOMES, AS DESCRIBED IN THE FORT
15 CAROLINE TOWNHOMES PUD; PROVIDING A DISCLAIMER
16 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, Fort Caroline Christian Church, Inc., the owner of
21 approximately 11.38± acres located in Council District 1 at 7535 Fort
22 Caroline Road, between Townsend Boulevard and Allenby Drive (R.E.
23 NO(S). 109044-0290), as more particularly described in **Exhibit 1**,
24 dated May 6, 2024, and graphically depicted in **Exhibit 2**, both of
25 which are attached hereto (the "Subject Property"), has applied for
26 a rezoning and reclassification of the Subject Property from
27 Residential Low Density-90 (RLD-90) District to Planned Unit
28 Development (PUD) District, as described in Section 1 below; and

29 **WHEREAS**, the Planning Commission, acting as the local planning
30 agency, has reviewed the application and made an advisory
31 recommendation to the Council; and

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

3 **WHEREAS**, the Council finds that such rezoning is: (1)
4 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
5 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
6 not in conflict with any portion of the City's land use regulations;
7 and

8 **WHEREAS**, the Council finds the proposed rezoning does not
9 adversely affect the orderly development of the City as embodied in
10 the Zoning Code; will not adversely affect the health and safety of
11 residents in the area; will not be detrimental to the natural
12 environment or to the use or development of the adjacent properties
13 in the general neighborhood; and will accomplish the objectives and
14 meet the standards of Section 656.340 (Planned Unit Development) of
15 the Zoning Code; 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 Residential Low Density-90
19 (RLD-90) District to Planned Unit Development (PUD) District. This
20 new PUD district shall generally permit a maximum of 69 townhomes,
21 and is described, shown and subject to the following documents,
22 attached hereto:

23 **Exhibit 1** - Legal Description dated May 6, 2024.

24 **Exhibit 2** - Subject Property per P&DD.

25 **Exhibit 3** - Written Description dated November 27, 2024.

26 **Exhibit 4** - Site Plan dated October 11, 2024.

27 **Section 2. Owner and Description.** The Subject Property is
28 owned by Fort Caroline Christian Church, Inc., and is legally
29 described in **Exhibit 1**, attached hereto. The applicant is Cyndy
30 Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida
31 32202; (904) 807-0185.

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

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

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18 Form Approved:

19
20 /s/ Dylan Reingold

21 Office of General Counsel

22 Legislation Prepared By: Bruce Lewis

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