

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-546**

5 AN ORDINANCE REZONING APPROXIMATELY 15.22±
6 ACRES LOCATED IN COUNCIL DISTRICT 1, AT 8985
7 LONE STAR ROAD, BETWEEN MILL CREEK ROAD AND
8 THE SOUTHSIDE CONNECTOR (R.E. NOS. 120738-0010
9 AND 120738-0050 (PORTION)), AS DESCRIBED
10 HEREIN, OWNED BY IMPACT CHURCH OF
11 JACKSONVILLE, INC., FROM COMMERCIAL
12 RESIDENTIAL OFFICE (CRO) DISTRICT TO
13 RESIDENTIAL MEDIUM DENSITY-A (RMD-A) DISTRICT,
14 AS DEFINED AND CLASSIFIED UNDER THE ZONING
15 CODE; PROVIDING A DISCLAIMER THAT THE REZONING
16 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
17 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, Impact Church of Jacksonville, Inc., the owner of
21 approximately 15.22± acres located in Council District 1, at 8985
22 Lone Star Road, between Mill Creek Road and the Southside Connector
23 (R.E. Nos. 120738-0010 and 120738-0050 (portion)), as more
24 particularly described in **Exhibit 1**, dated July 8, 2019, and
25 graphically depicted in **Exhibit 2**, both of which are **attached**
26 **hereto** and incorporated herein by this reference (Subject
27 Property), has applied for a rezoning and reclassification of the
28 Subject Property from Commercial Residential Office (CRO) District
29 to Residential Medium Density-A (RMD-A) District; and

30 **WHEREAS**, the Planning and Development Department has
31 considered the application and has rendered an advisory

1 recommendation; and

2 **WHEREAS**, the Planning Commission, acting as the local planning
3 agency, has reviewed the application and made an advisory
4 recommendation to the Council; and

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Commercial Residential Office
17 (CRO) District to Residential Medium Density-A (RMD-A) District, as
18 defined and classified under the Zoning Code, City of Jacksonville,
19 Florida.

20 **Section 2. Owner and Description.** The Subject Property
21 is owned by Impact Church of Jacksonville, Inc., and is described
22 in **Exhibit 1, attached hereto**. The agent is Wyman Duggan, Esq.,
23 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;
24 (904) 398-3911.

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

1 owners(s), developer(s) and/or any authorized agent(s) or
2 designee(s) that the subject business, development and/or use will
3 be operated in strict compliance with all laws. Issuance of this
4 rezoning does **not** approve, promote or condone any practice or act
5 that is prohibited or restricted by any federal, state or local
6 laws.

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

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12 Form Approved:

13
14 /s/ Shannon K. Eller

15 Office of General Counsel

16 Legislation Prepared By: Erin Abney

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