

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-18-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.48±
6 ACRES, LOCATED IN COUNCIL DISTRICT 9 AT 2971
7 WALLER STREET AND 0 WILLOWBRANCH AVENUE,
8 BETWEEN MCDUFF AVENUE SOUTH AND WILLOWBRANCH
9 AVENUE (R.E. NOS. 063331-0000 AND 063332-
10 0000), AS DESCRIBED HEREIN, OWNED BY ONE
11 ACCORD MINISTRIES INTERNATIONAL, INC., FROM
12 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) AND
13 PLANNED UNIT DEVELOPMENT (PUD) (2008-546-E)
14 DISTRICTS TO PLANNED UNIT DEVELOPMENT (PUD)
15 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
16 ZONING CODE, TO PERMIT CHURCH, SCHOOL, AND DAY
17 CARE USES, AS DESCRIBED IN THE ONE ACCORD
18 MINISTRIES INTERNATIONAL, INC. PUD; PROVIDING
19 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
20 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
21 ANY OTHER APPLICABLE LAWS; PROVIDING AN
22 EFFECTIVE DATE.
23

24 **WHEREAS**, One Accord Ministries International, Inc., the owner
25 of approximately 1.48± acres, located in Council District 9 at 2971
26 Waller Street and 0 Willowbranch Avenue, between McDuff Avenue
27 South and Willowbranch Avenue (R.E. Nos. 063331-0000 and 063332-
28 0000), as more particularly described in **Exhibit 1**, dated December
29 17, 2019, and graphically depicted in **Exhibit 2**, both of which are
30 **attached hereto** (Subject Property), has applied for a rezoning and
31 reclassification of that property from Commercial

1 Community/General-1 (CCG-1) and Planned Unit Development (PUD)
2 (2008-546-E) Districts to Planned Unit Development (PUD) District,
3 as described in Section 1 below; and

4 **WHEREAS,** the Planning Commission has considered the
5 application and has rendered an advisory opinion; and

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

8 **WHEREAS,** the Council finds that such rezoning is: (1)
9 consistent with the *2030 Comprehensive Plan*; (2) furthers the
10 goals, objectives and policies of the *2030 Comprehensive Plan*; and
11 (3) is not in conflict with any portion of the City's land use
12 regulations; and

13 **WHEREAS,** the Council finds the proposed rezoning does not
14 adversely affect the orderly development of the City as embodied in
15 the Zoning Code; will not adversely affect the health and safety of
16 residents in the area; will not be detrimental to the natural
17 environment or to the use or development of the adjacent properties
18 in the general neighborhood; and will accomplish the objectives and
19 meet the standards of Section 656.340 (Planned Unit Development) of
20 the Zoning Code; now, therefore

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

22 **Section 1. Property Rezoned.** The Subject Property is
23 hereby rezoned and reclassified from Commercial Community/General-1
24 (CCG-1) and Planned Unit Development (PUD) (2008-546-E) Districts
25 to Planned Unit Development (PUD) District. This new PUD district
26 shall generally permit church, school, and day care uses, and is
27 described, shown and subject to the following documents, **attached**
28 **hereto:**

29 **Exhibit 1** - Legal Description dated December 17, 2019.

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

31 **Exhibit 3** - Written Description dated December 10, 2019.

1 **Exhibit 4** - Site Plan dated August 1, 2019.

2 **Section 2. Owner and Description.** The Subject Property
3 is owned by One Accord Ministries International, Inc., and is
4 legally described in **Exhibit 1, attached hereto.** The agent is
5 Robert G. Morgen, 1928 River Lagoon Trace, St. Augustine, Florida
6 32092; (904) 814-7633.

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

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

24
25 Form Approved:

26
27 /s/ Shannon K. Eller

28 Office of General Counsel

29 Legislation Prepared By: Bruce Lewis

30 GC-#1330593-v1-One_Accord_Ministries_PUD_Z-2628