

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-682**

5 AN ORDINANCE REZONING APPROXIMATELY 9.08± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 4250 MATADOR
7 DRIVE AND 4200 GEORGETOWN DRIVE, BETWEEN MATADOR
8 DRIVE AND GEORGETOWN DRIVE (R.E. NOS. 013930-
9 0602 (PORTION) AND 013930-1000), OWNED BY JOHN
10 C. SHAVER AND THE CHURCH AT SUN COAST OF NORTH
11 FLORIDA, INC., AS DESCRIBED HEREIN, FROM PUBLIC
12 BUILDINGS AND FACILITIES-2 (PBF-2) DISTRICT TO
13 RESIDENTIAL LOW DENSITY-40 (RLD-40) DISTRICT, AS
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
15 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
16 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-5467-
17 20C; PROVIDING A DISCLAIMER THAT THE REZONING
18 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
19 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
23 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
24 portions of the Future Land Use Map series (FLUMs) in order to ensure
25 the accuracy and internal consistency of the plan, pursuant to
26 application L-5467-20C and companion land use Ordinance 2020-681; and

27 **WHEREAS,** in order to ensure consistency of zoning district with
28 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
29 Amendment L-5467-20C, an application to rezone and reclassify from
30 Public Buildings and Facilities-2 (PBF-2) District to Residential Low
31 Density-40 (RLD-40) District was filed by Steve Diebenow, Esq., on

1 behalf of John C. Shaver and The Church at Sun Coast of North Florida,
2 Inc., the owners of approximately 9.08± acres of certain real property
3 in Council District 10, as more particularly described in Section 1;
4 and

5 **WHEREAS**, the Planning and Development Department, in order to
6 ensure consistency of this zoning district with the *2030 Comprehensive*
7 *Plan*, has considered the rezoning and has rendered an advisory
8 opinion; and

9 **WHEREAS**, the Planning Commission has considered the application
10 and has rendered an advisory opinion; and

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

14 **WHEREAS**, the City Council, after due notice, held a public
15 hearing, and taking into consideration the above recommendations as
16 well as all oral and written comments received during the public
17 hearings, the Council finds that such rezoning is consistent with the
18 *2030 Comprehensive Plan* adopted under the comprehensive planning
19 ordinance for future development of the City of Jacksonville; now,
20 therefore

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

22 **Section 1. Subject Property Location and Description.** The
23 approximately 9.08± acres (R.E. Nos. 013930-0602 (portion) and
24 013930-1000) are located in Council District 10 at 4250 Matador Drive
25 and 4200 Georgetown Drive, between Matador Drive and Georgetown Drive,
26 as more particularly described in **Exhibit 1**, dated September 23,
27 2020, and graphically depicted in **Exhibit 2**, both of which are
28 **attached hereto** and incorporated herein by this reference (Subject
29 Property).

30 **Section 2. Owner and Applicant Description.** The Subject
31 Property is owned by John C. Shaver and The Church at Sun Coast of

1 North Florida, Inc. The applicant is Steve Diebenow, Esq., One
2 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
3 807-8211.

4 **Section 3. Property Rezoned.** The Subject Property,
5 pursuant to adopted companion Small-Scale Amendment Application L-
6 5467-20C, is hereby rezoned and reclassified from Public Buildings
7 and Facilities-2 (PBF-2) District to Residential Low Density-40 (RLD-
8 40) District.

9 **Section 4. Contingency.** This rezoning shall not become
10 effective until 31 days after adoption of the companion Small-Scale
11 Amendment; and further provided that if the companion Small-Scale
12 Amendment is challenged by the state land planning agency, this
13 rezoning shall not become effective until the state land planning
14 agency or the Administration Commission issues a final order
15 determining the companion Small-Scale Amendment is in compliance with
16 Chapter 163, *Florida Statutes*.

17 **Section 5. Disclaimer.** The rezoning granted herein
18 shall not be construed as an exemption from any other applicable
19 local, state, or federal laws, regulations, requirements, permits or
20 approvals. All other applicable local, state or federal permits or
21 approvals shall be obtained before commencement of the development
22 or use and issuance of this rezoning is based upon acknowledgement,
23 representation and confirmation made by the applicant(s), owner(s),
24 developer(s) and/or any authorized agent(s) or designee(s) that the
25 subject business, development and/or use will be operated in strict
26 compliance with all laws. Issuance of this rezoning does not approve,
27 promote or condone any practice or act that is prohibited or
28 restricted by any federal, state or local laws.

29 **Section 6. Effective Date.** The enactment of this Ordinance
30 shall be deemed to constitute a quasi-judicial action of the City
31 Council and shall become effective upon signature by the Council

1 President and the Council Secretary.

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3 Form Approved:

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5 /s/ Shannon K. Eller

6 Office of General Counsel

7 Legislation Prepared By: Kaysie Cox

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