

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-231**

5 AN ORDINANCE REZONING APPROXIMATELY 39.05±
6 ACRES, LOCATED IN COUNCIL DISTRICT 11 AT 6595
7 COLUMBIA PARK COURT, BETWEEN COLUMBIA PARK DRIVE
8 AND GREENLAND CHASE BOULEVARD (R.E. NO. 157145-
9 0000) AS DESCRIBED HEREIN, OWNED BY SHEPHERD OF
10 THE WOODS LUTHERAN CHURCH, INC., FROM PLANNED
11 UNIT DEVELOPMENT (PUD) DISTRICT (2005-26-E) TO
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
14 PERMIT COMMERCIAL, OFFICE AND LIGHT INDUSTRIAL
15 USES, AS DESCRIBED IN THE WTS PUD; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
19 DATE.
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21 **WHEREAS**, Shepherd of the Woods Lutheran Church, Inc., the owner
22 of approximately 39.05± acres, located in Council District 11 at 6595
23 Columbia Park Court, between Columbia Park Drive and Greenland Chase
24 Boulevard (R.E. No. 157145-0000), as more particularly described in
25 **Exhibit 1**, dated December 17, 2020, and graphically depicted in
26 **Exhibit 2**, both of which are **attached hereto** (Subject Property), has
27 applied for a rezoning and reclassification of that property from
28 Planned Unit Development (PUD) District (2005-26-E) to Planned Unit
29 Development (PUD) District, as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the application
31 and has rendered an advisory opinion; and

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

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

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

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Planned Unit Development (PUD)
18 District (2005-26-E) to Planned Unit Development (PUD) District. This
19 new PUD district shall generally permit commercial, office and light
20 industrial uses, and is described, shown and subject to the following
21 documents, **attached hereto**:

22 **Exhibit 1** - Legal Description dated December 17, 2020.

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

24 **Exhibit 3** - Written Description dated March 19, 2021.

25 **Exhibit 4** - Site Plan dated February 24, 2021.

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by Shepherd of the Woods Lutheran Church, Inc., and is
28 legally described in **Exhibit 1, attached hereto**. The applicant is
29 Steve Diebenow, Esq., One Independent Drive, Suite 1200,
30 Jacksonville, Florida 32202; (904) 301-1269.

31 **Section 3. Disclaimer.** The rezoning granted herein

