

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-591-E**

5 AN ORDINANCE REZONING APPROXIMATELY 2.30± ACRES
6 LOCATED IN COUNCIL DISTRICT 4 AT 9590 ATLANTIC
7 BOULEVARD AND 0 MARY SUSAN DRIVE, BETWEEN BEACON
8 POINT DRIVE AND LIVE OAK DRIVE (R.E. NO(S).
9 123041-0610, 123027-0450 AND 123027-0400), AS
10 DESCRIBED HEREIN, OWNED BY MNR PROPERTIES
11 JACKSONVILLE, LLC, FROM COMMERCIAL
12 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO
13 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2) DISTRICT,
14 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
18 EFFECTIVE DATE.
19

20 **WHEREAS**, MNR Properties Jacksonville, LLC, the owner of
21 approximately 2.30± acres located in Council District 4 at 9590
22 Atlantic Boulevard and 0 Mary Susan Drive, between Beacon Point Drive
23 and Live Oak Drive (R.E. No(s). 123041-0610, 123027-0450 and 123027-
24 0400), as more particularly described in **Exhibit 1**, dated June 4,
25 2025, and graphically depicted in **Exhibit 2**, both of which are
26 attached hereto (the "Subject Property"), have applied for a rezoning
27 and reclassification of the Subject Property from Commercial
28 Community/General-1 (CCG-1) District to Commercial Community/General-
29 2 (CCG-2) 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 (LUZ) Committee, after due
6 notice, held a public hearing and made its recommendation to the
7 Council; and

8 **WHEREAS,** taking into consideration the above recommendations
9 and all other evidence entered into the record and testimony taken
10 at the public hearings, the Council finds that such rezoning: (1) is
11 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
12 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
13 not in conflict with any portion of the City's land use regulations;
14 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 Commercial Community/General-1
18 (CCG-1) District to Commercial Community/General-2 (CCG-2) District,
19 as defined and classified under the Zoning Code, City of Jacksonville,
20 Florida.

21 **Section 2. Owner and Description.** The Subject Property is
22 owned by MNR Properties Jacksonville, LLC, and is legally described
23 in **Exhibit 1**, attached hereto. The applicant is Josh Cockrell, P.O.
24 Box 28327, Jacksonville, Florida 32226; (803) 917-2420.

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), owners(s),

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

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

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11 Form Approved:

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13 /s/ Dylan Reingold

14 Office of General Counsel

15 Legislation Prepared By: Connor Corrigan

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