

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-12**

5 AN ORDINANCE REZONING APPROXIMATELY 1.95± ACRES,
6 LOCATED IN COUNCIL DISTRICT 3 AT 13748 ATLANTIC
7 BOULEVARD AND 13713 BETTY DRIVE, BETWEEN
8 SUNNYSIDE AVENUE AND RIVERVIEW DRIVE, AS
9 DESCRIBED HEREIN, OWNED BY CANNON MARINE
10 PARTNERS, LLC, FROM COMMERCIAL
11 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT AND
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2006-
13 911-E AND 2009-249-E) TO PLANNED UNIT
14 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
15 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
16 COMMERCIAL USES, AS DESCRIBED IN THE ATLANTIC
17 COAST MARINE PUD; PROVIDING A DISCLAIMER THAT
18 THE REZONING GRANTED HEREIN SHALL NOT BE
19 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS**, Cannon Marine Partners, LLC, the owner of approximately
23 1.95± acres, located in Council District 3 at 13748 Atlantic Boulevard
24 and 13713 Betty Drive, between Sunnyside Avenue and Riverview Drive,
25 as more particularly described in **Exhibit 1**, dated September 25,
26 2020, and graphically depicted in **Exhibit 2**, both of which are
27 **attached hereto** (Subject Property), has applied for a rezoning and
28 reclassification of that property from Commercial Community/General-
29 1 (CCG-1) District and Planned Unit Development (PUD) District (2006-
30 911-E and 2009-249-E) to Planned Unit Development (PUD) District, as
31 described in Section 1 below; and

1 **WHEREAS**, the Planning Commission has considered the application
2 and has rendered an advisory opinion; and

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

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

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Commercial Community/General-1
20 (CCG-1) District and Planned Unit Development (PUD) District (2006-
21 911-E and 2009-249-E) to Planned Unit Development (PUD) District.
22 This new PUD district shall generally permit commercial uses, and is
23 described, shown and subject to the following documents, **attached**
24 **hereto:**

25 **Exhibit 1** - Legal Description dated September 25, 2020.

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

27 **Exhibit 3** - Written Description dated December 9, 2020.

28 **Exhibit 4** - Site Plan dated August 28, 2020.

29 **Section 2. Owner and Description.** The Subject Property
30 is owned by Cannon Marine Partners, LLC, and is legally described in
31 **Exhibit 1, attached hereto.** The applicant is Lara D. Hipps, 1650

