

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2020-386-E**

5 AN ORDINANCE REZONING APPROXIMATELY 4.66±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 4 AT 0  
7 ATLANTIC BOULEVARD, BETWEEN ATLANTIC BOULEVARD  
8 AND ARNOLD ROAD (R.E. NOS. 123030-0000 AND  
9 123030-0080), AS DESCRIBED HEREIN, OWNED BY  
10 FOUNDATION HOLDING II, INC., FROM COMMERCIAL  
11 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO  
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
14 TO PERMIT COMMERCIAL USES, AS DESCRIBED IN THE  
15 BEACON POINT STORAGE PUD; PROVIDING A  
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM  
18 ANY OTHER APPLICABLE LAWS; PROVIDING AN  
19 EFFECTIVE DATE.  
20

21 **WHEREAS**, Foundation Holding II, Inc., the owner of  
22 approximately 4.66± acres, located in Council District 4 at 0  
23 Atlantic Boulevard, between Atlantic Boulevard and Arnold Road  
24 (R.E. Nos. 123030-0000 and 123030-0080), as more particularly  
25 described in **Exhibit 1**, dated June 3, 2020, and graphically  
26 depicted in **Exhibit 2**, both of which are **attached hereto** (Subject  
27 Property), has applied for a rezoning and reclassification of that  
28 property from Commercial Community/General-1 (CCG-1) District to  
29 Planned Unit Development (PUD) District, as described in Section 1  
30 below; and

31 **WHEREAS**, the Planning Commission has considered the

1 application and has rendered an advisory opinion; and

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

4 **WHEREAS**, the Council finds that such rezoning is: (1)  
5 consistent with the *2030 Comprehensive Plan*; (2) furthers the  
6 goals, objectives and policies of the *2030 Comprehensive Plan*; and  
7 (3) is not in conflict with any portion of the City's land use  
8 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 to Planned Unit Development (PUD) District. This  
21 new PUD district shall generally permit commercial uses, and is  
22 described, shown and subject to the following documents, **attached**  
23 **hereto**:

24 **Exhibit 1** - Legal Description dated June 3, 2020.

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

26 **Exhibit 3** - Written Description dated June 3, 2020.

27 **Exhibit 4** - Site Plan dated May 4, 2020.

28 **Section 2. Owner and Description.** The Subject Property  
29 is owned by Foundation Holding II, Inc., and is legally described  
30 in **Exhibit 1, attached hereto**. The agent is T.R. Hainline, Esq.,  
31 1301 Riverplace Boulevard, Suite 1500, Jacksonville, FL 32207;

