

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-302-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.04±  
6 ACRES LOCATED IN COUNCIL DISTRICT 2 AT 0  
7 HECKSCHER DRIVE, BETWEEN FORT GEORGE ROAD AND  
8 SHAD CREEK DRIVE (R.E. NOS. 169160-0000 AND  
9 169162-0000), AS DESCRIBED HEREIN, OWNED BY  
10 ST. JOHNS MARINE GROUP, LLC, FROM PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT (2006-775-E) TO  
12 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)  
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
14 ZONING CODE; PROVIDING A DISCLAIMER THAT THE  
15 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
16 AS AN EXEMPTION FROM ANY OTHER APPLICABLE  
17 LAWS; PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS,** St. Johns Marine Group, LLC, the owners of  
20 approximately 1.04± acres located in Council District 2 at 0  
21 Heckscher Drive, between Fort George Road and Shad Creek Drive  
22 (R.E. Nos. 169160-0000 and 169162-0000), as more particularly  
23 described in **Exhibit 1**, dated April 24, 2020, and graphically  
24 depicted in **Exhibit 2**, both of which are **attached hereto** (Subject  
25 Property), has applied for a rezoning and reclassification of the  
26 Subject Property from Planned Unit Development (PUD) District  
27 (2006-775-E) to Commercial Community/General-2 (CCG-2) District;  
28 and

29 **WHEREAS,** the Planning and Development Department has  
30 considered the application and has rendered an advisory  
31 recommendation; and

1           **WHEREAS**, the Planning Commission, acting as the local planning  
2 agency, has reviewed the application and made an advisory  
3 recommendation to the Council; and

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

6           **WHEREAS**, taking into consideration the above recommendations  
7 and all other evidence entered into the record and testimony taken  
8 at the public hearings, the Council finds that such rezoning: (1)  
9 is consistent with the *2030 Comprehensive Plan*; (2) furthers the  
10 goals, objectives and policies of the *2030 Comprehensive Plan*; and  
11 (3) is not in conflict with any portion of the City's land use  
12 regulations; now, therefore

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

14           **Section 1.           Property Rezoned.**     The Subject Property is  
15 hereby rezoned and reclassified from Planned Unit Development (PUD)  
16 District (2006-775-E) to Commercial Community/General-2 (CCG-2)  
17 District, as defined and classified under the Zoning Code, City of  
18 Jacksonville, Florida.

19           **Section 2.           Owner and Description.**     The Subject Property  
20 is owned by St. Johns Marine Group, LLC, and is described in  
21 **Exhibit 1, attached hereto.**     The agent is L. Charles Mann, 165  
22 Arlington Road, Jacksonville, Florida 32211; (904) 721-1546.

23           **Section 3.           Disclaimer.**     The rezoning granted herein shall  
24 **not** be construed as an exemption from any other applicable local,  
25 state, or federal laws, regulations, requirements, permits or  
26 approvals. All other applicable local, state or federal permits or  
27 approvals shall be obtained before commencement of the development  
28 or use and issuance of this rezoning is based upon acknowledgement,  
29 representation and confirmation made by the applicant(s),  
30 owners(s), developer(s) and/or any authorized agent(s) or  
31 designee(s) that the subject business, development and/or use will

1 be operated in strict compliance with all laws. Issuance of this  
2 rezoning does **not** approve, promote or condone any practice or act  
3 that is prohibited or restricted by any federal, state or local  
4 laws.

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

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10 Form Approved:

11  
12 /s/ Shannon K. Eller

13 Office of General Counsel

14 Legislation Prepared By: Arimus Wells

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