

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

5 AN ORDINANCE REZONING APPROXIMATELY 1.04± ACRES
6 LOCATED IN COUNCIL DISTRICT 2 AT 0 HECKSCHER
7 DRIVE, BETWEEN FORT GEORGE ROAD AND SHAD CREEK
8 DRIVE (R.E. NOS. 169160-0000 AND 169162-0000),
9 AS DESCRIBED HEREIN, OWNED BY ST. JOHNS MARINE
10 GROUP, LLC, FROM PLANNED UNIT DEVELOPMENT (PUD)
11 DISTRICT (2006-775-E) TO COMMERCIAL
12 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
14 PROVIDING A DISCLAIMER THAT THE REZONING
15 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
16 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
17 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 Heckscher
21 Drive, between Fort George Road and Shad Creek Drive (R.E. Nos.
22 169160-0000 and 169162-0000), as more particularly described in
23 **Exhibit 1**, dated April 24, 2020, and graphically depicted in **Exhibit**
24 **2**, both of which are **attached hereto** (Subject Property), has applied
25 for a rezoning and reclassification of the Subject Property from
26 Planned Unit Development (PUD) District (2006-775-E) to Commercial
27 Community/General-2 (CCG-2) District; and

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

30 **WHEREAS**, the Planning Commission, acting as the local planning
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

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

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

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

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

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

1 restricted by any federal, state or local laws.

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

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7 Form Approved:

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9 /s/ Shannon K. Eller

10 Office of General Counsel

11 Legislation Prepared By: Arimus Wells

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