

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-198**

5 AN ORDINANCE REZONING APPROXIMATELY 0.45± OF AN  
6 ACRE, LOCATED IN COUNCIL DISTRICT 3 AT 0 SAN  
7 PABLO ROAD SOUTH AND 1635 SAN PABLO ROAD SOUTH,  
8 BETWEEN BAMBOO DRIVE AND COCOANUT ROAD (R.E.  
9 NOS. 167213-0000, 167218-0600 AND 167219-0000)  
10 AS DESCRIBED HEREIN, OWNED BY THE CARRIERE  
11 FAMILY LIMITED PARTNERSHIP, FROM COMMERCIAL  
12 OFFICE (CO) DISTRICT TO PLANNED UNIT DEVELOPMENT  
13 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
14 THE ZONING CODE, TO PERMIT OFFICE AND COMMERCIAL  
15 USES, AS DESCRIBED IN THE A1A PROPERTIES LLC  
16 PUD; PROVIDING A DISCLAIMER THAT THE REZONING  
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
19 PROVIDING AN EFFECTIVE DATE.  
20

21 **WHEREAS**, the Carriere Family Limited Partnership, the owner of  
22 approximately 0.45± of an acre, located in Council District 3 at 0  
23 San Pablo Road South and 1635 San Pablo Road South, between Bamboo  
24 Drive and Cocoanut Road (R.E. Nos. 167213-0000, 167218-0600 and  
25 167219-0000), as more particularly described in **Exhibit 1**, dated  
26 March 18, 2021, and graphically depicted in **Exhibit 2**, both of which  
27 are **attached hereto** (Subject Property), has applied for a rezoning  
28 and reclassification of that property from Commercial Office (CO)  
29 District to Planned Unit Development (PUD) District, as described in  
30 Section 1 below; and

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

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

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

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

17       **Section 1.       Property Rezoned.**       The Subject Property is  
18 hereby rezoned and reclassified from Commercial Office (CO) District  
19 to Planned Unit Development (PUD) District. This new PUD district  
20 shall generally permit office and commercial uses, and is described,  
21 shown and subject to the following documents, **attached hereto**:

22 **Exhibit 1** - Legal Description dated March 18, 2021.

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

24 **Exhibit 3** - Written Description dated March 18, 2021.

25 **Exhibit 4** - Site Plan dated March 18, 2021.

26       **Section 2.       Owner and Description.**       The Subject Property  
27 is owned by the Carriere Family Limited Partnership, and is legally  
28 described in **Exhibit 1, attached hereto**. The applicant is James T.  
29 Fuqua, 1520 Emma Lane, Jacksonville, Florida 32266; (904) 838-8236.

30       **Section 3.       Disclaimer.**       The rezoning granted herein  
31 shall **not** be construed as an exemption from any other applicable

1 local, state, or federal laws, regulations, requirements, permits or  
2 approvals. All other applicable local, state or federal permits or  
3 approvals shall be obtained before commencement of the development  
4 or use and issuance of this rezoning is based upon acknowledgement,  
5 representation and confirmation made by the applicant(s), owner(s),  
6 developer(s) and/or any authorized agent(s) or designee(s) that the  
7 subject business, development and/or use will be operated in strict  
8 compliance with all laws. Issuance of this rezoning does **not** approve,  
9 promote or condone any practice or act that is prohibited or  
10 restricted by any federal, state or local laws.

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

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16 Form Approved:

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18           /s/ Shannon K. Eller          

19 Office of General Counsel

20 Legislation Prepared By: Arimus Wells

21 GC-#1423605-v1-A1A\_Properties\_PUD\_Z-3090