

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-495-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.24±
6 ACRES, LOCATED IN COUNCIL DISTRICT 3 AT 1627
7 SAN PABLO ROAD, 13578 BAMBOO DRIVE AND 1762
8 COCOANUT ROAD, BETWEEN BAMBOO DRIVE AND
9 COCOANUT ROAD (R.E. NOS. 167217-0000, 167218-
10 0000 AND 167219-0500), AS DESCRIBED HEREIN,
11 OWNED BY TOWNSEND SAN PABLO PROPERTIES, LLC,
12 FROM PLANNED UNIT DEVELOPMENT (PUD) (2017-418-
13 E) AND COMMERCIAL OFFICE (CO) DISTRICTS TO
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
16 TO PERMIT COMMERCIAL AND OFFICE USES, AS
17 DESCRIBED IN THE TOWNSEND SAN PABLO
18 PROPERTIES, LLC PUD; PUD SUBJECT TO
19 CONDITIONS; PROVIDING A DISCLAIMER THAT THE
20 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
21 AS AN EXEMPTION FROM ANY OTHER APPLICABLE
22 LAWS; PROVIDING AN EFFECTIVE DATE.
23

24 **WHEREAS**, Townsend San Pablo Properties, LLC, the owner of
25 approximately 1.24± acres, located in Council District 3 at 1627
26 San Pablo Road, 13578 Bamboo Drive and 1762 Cocoanut Road, between
27 Bamboo Drive and Cocoanut Road (R.E. Nos. 167217-0000, 167218-0000
28 and 167219-0500), as more particularly described in **Exhibit 1**,
29 dated June 3, 2019, and graphically depicted in **Exhibit 2**, both of
30 which are **attached hereto** and incorporated herein by this reference
31 (Subject Property), has applied for a rezoning and reclassification

1 of that property from Planned Unit Development (PUD) (2017-418-E)
2 and Commercial Office (CO) Districts to Planned Unit Development
3 (PUD) District, as described in Section 1 below; and

4 **WHEREAS**, the Planning Commission has considered the
5 application and has rendered an advisory opinion; and

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

8 **WHEREAS**, the Council finds that such rezoning is: (1)
9 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; and

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

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

22 **Section 1. Property Rezoned.** The Subject Property is
23 hereby rezoned and reclassified from Planned Unit Development (PUD)
24 (2017-418-E) and Commercial Office (CO) Districts to Planned Unit
25 Development (PUD) District. This new PUD district shall generally
26 permit commercial and office uses, and is described, shown and
27 subject to the following attached documents:

28 **Exhibit 1** - Legal Description dated June 3, 2019.

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

30 **Exhibit 3** - Written Description dated April 17, 2019.

31 **Exhibit 4** - Site Plan dated April 10, 2019.

1 **Section 2. Rezoning Approved Subject to Conditions.** This
2 rezoning is approved subject to the following conditions. Such
3 conditions shall control over the Written Description and the Site
4 Plan and may only be amended through a rezoning.

5 (1) A six (6) foot high, 85% opaque wood or vinyl fence shall
6 be installed and maintained along the east property line and the
7 south frontage along Cocoanut Road.

8 (2) Signs shall meet the setbacks in Section 656.1303 (i)(2),
9 Zoning Code.

10 (3) Prior to requesting a final building inspection or
11 occupying the facility in any manner, the lead horizontal and lead
12 vertical design professionals shall submit to the Planning and
13 Development Department separate certification letters confirming
14 that all horizontal and vertical components of the development have
15 been substantially completed, and all conditions to the development
16 order have been satisfied. This condition shall apply to both
17 phased and non-phased developments.

18 (4) Bamboo Drive shall be widened to a minimum of 20 feet
19 from San Pablo Road to the eastern end of the driveway, or as
20 otherwise approved by the Transportation Planning Division and the
21 Traffic Engineering Division.

22 (5) All sidewalks must be preserved.

23 **Section 3. Owner and Description.** The Subject Property
24 is owned by Townsend San Pablo Properties, LLC, and is legally
25 described in **Exhibit 1, attached hereto.** The agent is Chris
26 Townsend, 10418 New Berlin Road, #115, Jacksonville, Florida 32226;
27 (904) 645-5887.

28 **Section 4. Disclaimer.** The rezoning granted herein
29 shall not be construed as an exemption from any other applicable
30 local, state, or federal laws, regulations, requirements, permits
31 or approvals. All other applicable local, state or federal permits

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

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

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15 Form Approved:

16
17 /s/ Shannon K. Eller

18 Office of General Counsel

19 Legislation Prepared By: Connor Corrigan

20 GC-#1304221-v1-2019-495-E