

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-800-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.78± OF AN
6 ACRE, LOCATED IN COUNCIL DISTRICT 3 AT 0
7 COCOANUT ROAD, BETWEEN SAN PABLO ROAD AND
8 CHERRY AVENUE (R.E. NO. 167219-0700), AS
9 DESCRIBED HEREIN, OWNED BY THE CARRIERE FAMILY
10 LIMITED PARTNERSHIP, FROM RESIDENTIAL LOW
11 DENSITY-60 (RLD-60) DISTRICT TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 MULTI-FAMILY RESIDENTIAL USES, AS DESCRIBED IN
15 THE COCOANUT ROAD TOWNHOMES PUD; PUD SUBJECT
16 TO CONDITIONS; PROVIDING A DISCLAIMER THAT THE
17 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE
19 LAWS; PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, the Carriere Family Limited Partnership, the owner of
22 approximately 0.78± of an acre, located in Council District 3 at 0
23 Coconut Road, between San Pablo Road and Cherry Avenue (R.E. No.
24 167219-0700), as more particularly described in **Exhibit 1**, dated
25 September 18, 2019, and graphically depicted in **Exhibit 2**, both of
26 which are **attached hereto** (Subject Property), has applied for a
27 rezoning and reclassification of that property from Residential Low
28 Density-60 (RLD-60) District to Planned Unit Development (PUD)
29 District, as described in Section 1 below; and

30 **WHEREAS**, the Planning Commission has considered the
31 application and has rendered an advisory opinion; and

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

3 **WHEREAS**, the Council finds that such rezoning is: (1)
4 consistent with the *2030 Comprehensive Plan*; (2) furthers the
5 goals, objectives and policies of the *2030 Comprehensive Plan*; and
6 (3) is not in conflict with any portion of the City's land use
7 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 Residential Low Density-60
19 (RLD-60) District to Planned Unit Development (PUD) District. This
20 new PUD district shall generally permit multi-family residential
21 uses, and is described, shown and subject to the following
22 documents, **attached hereto**:

23 **Exhibit 1** - Legal Description dated September 18, 2019.

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

25 **Exhibit 3** - Written Description dated August 30, 2019.

26 **Exhibit 4** - Site Plan dated October 31, 2019.

27 **Section 2. Rezoning Approved Subject to Conditions.** This
28 rezoning is approved subject to the following conditions. Such
29 conditions control over the Written Description and the Site Plan
30 and may only be amended through a rezoning.

31 (1) Pursuant to Section 656.414 of the Zoning Code, the front

1 setback shall be 22 feet.

2 (2) The development is required to connect to JEA water and
3 sewer.

4 **Section 3. Owner and Description.** The Subject Property
5 is owned by the Carriere Family Limited Partnership, and is legally
6 described in **Exhibit 1, attached hereto.** The agent is L. Charles
7 Mann, 165 Arlington Road, Jacksonville, Florida 32211; (904) 721-
8 1546.

9 **Section 4. Disclaimer.** The rezoning granted herein
10 shall **not** be construed as an exemption from any other applicable
11 local, state, or federal laws, regulations, requirements, permits
12 or approvals. All other applicable local, state or federal permits
13 or approvals shall be obtained before commencement of the
14 development or use and issuance of this rezoning is based upon
15 acknowledgement, representation and confirmation made by the
16 applicant(s), owner(s), developer(s) and/or any authorized agent(s)
17 or designee(s) that the subject business, development and/or use
18 will be operated in strict compliance with all laws. Issuance of
19 this rezoning does **not** approve, promote or condone any practice or
20 act that is prohibited or restricted by any federal, state or local
21 laws.

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

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27 Form Approved:

28 /s/ Shannon K. Eller

29 Office of General Counsel

30 Legislation Prepared By: Bruce Lewis

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