

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-110-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.24± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 3 AT 13578 BAMBOO  
7 DRIVE, 1627 SAN PABLO ROAD AND 1762 COCOANUT  
8 ROAD, BETWEEN BAMBOO DRIVE AND COCOANUT ROAD  
9 (R.E. NOS. 167217-0000, 167218-0000 AND 167219-  
10 0500), AS DESCRIBED HEREIN, OWNED BY TOWNSEND  
11 SAN PABLO PROPERTIES, LLC, FROM PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT (2017-418-E AND 2019-  
13 495-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
15 ZONING CODE, TO PERMIT COMMERCIAL OFFICE USES,  
16 AS DESCRIBED IN THE TOWNSEND SAN PABLO - TINT  
17 WORLD (TENANT) USE APPROVAL PUD; PROVIDING A  
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
19 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
20 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
21 DATE.  
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23 **WHEREAS**, Townsend San Pablo Properties, LLC, the owner of  
24 approximately 1.24± acres, located in Council District 3 at 13578  
25 Bamboo Drive, 1627 San Pablo Road and 1762 Cocoanut Road, between  
26 Bamboo Drive and Cocoanut Road (R.E. Nos. 167217-0000, 167218-0000  
27 and 167219-0500), as more particularly described in **Exhibit 1**, dated  
28 January 19, 2022, and graphically depicted in **Exhibit 2**, both of  
29 which are **attached hereto** (the "Subject Property"), have applied for  
30 a rezoning and reclassification of that property from Planned Unit  
31 Development (PUD) District (2017-418-E and 2019-495-E) to Planned

1 Unit Development (PUD) District, as described in Section 1 below; and

2 **WHEREAS**, the Planning Commission has considered the application  
3 and has rendered an advisory opinion; and

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

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

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

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

19 **Section 1. Property Rezoned.** The Subject Property is  
20 hereby rezoned and reclassified from Planned Unit Development (PUD)  
21 District (2017-418-E and 2019-495-E) to Planned Unit Development  
22 (PUD) District. This new PUD district shall generally permit  
23 commercial office uses, and is described, shown and subject to the  
24 following documents, **attached hereto**:

25 **Exhibit 1** - Legal Description dated January 19, 2022

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

27 **Exhibit 3** - Written Description dated December 28, 2021.

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

29 **Section 2. Owner and Description.** The Subject Property  
30 is owned by Townsend San Pablo Properties, LLC, and is legally  
31 described in **Exhibit 1, attached hereto**. The applicant is Raj Gupta,

1 11250 Old Saint Augustine Road, Suite 15170, Jacksonville, Florida  
2 32257; (904) 292-2100.

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

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

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20 Form Approved:

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22           /s/ Mary E. Staffopoulos          

23 Office of General Counsel

24 Legislation Prepared By: Erin Abney

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