

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

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; PROVIDING A DISCLAIMER
19 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
20 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

22
23 **WHEREAS**, Townsend San Pablo Properties, LLC, the owner of
24 approximately 1.24± acres, located in Council District 3 at 1627
25 San Pablo Road, 13578 Bamboo Drive 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**,
28 dated June 3, 2019, and graphically depicted in **Exhibit 2**, both of
29 which are **attached hereto** and incorporated herein by this reference
30 (Subject Property), has applied for a rezoning and reclassification
31 of that property from Planned Unit Development (PUD) (2017-418-E)

1 and Commercial Office (CO) Districts to Planned Unit Development
2 (PUD) District, as described in Section 1 below; and

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

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

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

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

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

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

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

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

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

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

31 **Section 2. Owner and Description.** The Subject Property

1 is owned by Townsend San Pablo Properties, LLC, and is legally
2 described in **Exhibit 1, attached hereto.** The agent is Chris
3 Townsend, 10418 New Berlin Road, #115, Jacksonville, Florida 32226;
4 (904) 645-5887.

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

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

22
23 Form Approved:

24
25 /s/ Shannon K. Eller

26 Office of General Counsel

27 Legislation Prepared By: Connor Corrigan

28 GC-#1292468-v1-Townsend_San_Pablo_PUD_Z-2326