

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-430-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.86± ACRES  
6 LOCATED IN COUNCIL DISTRICT 13 AT 0 BAMBOO DRIVE,  
7 13582 BAMBOO DRIVE AND 13600 BAMBOO DRIVE,  
8 BETWEEN ATLANTIC BOULEVARD AND COCOANUT ROAD  
9 (R.E. NOS. 167212-0000, 167214-0500 AND 167215-  
10 0000), AS DESCRIBED HEREIN, OWNED BY SAN PABLO -  
11 BAMBOO GROVE SOUTH, LLC, FORMERLY KNOWN AS SAN  
12 PABLO-BAMBOO-TOWNHOUSE LLC, FROM RESIDENTIAL LOW  
13 DENSITY-60 (RLD-60) DISTRICT TO RESIDENTIAL  
14 MEDIUM DENSITY-D (RMD-D) DISTRICT, AS DEFINED AND  
15 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A  
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
17 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
19

20 **WHEREAS**, San Pablo - Bamboo Grove South, LLC, f/k/a San Pablo-  
21 Bamboo-Townhouse LLC, the owner of approximately 0.86± acres located  
22 in Council District 13 at 0 Bamboo Drive, 13582 Bamboo Drive and  
23 13600 Bamboo Drive, between Atlantic Boulevard and Cocoanut Road  
24 (R.E. Nos. 167212-0000, 167214-0500 and 167215-0000), as more  
25 particularly described in **Exhibit 1**, dated May 16, 2023, and  
26 graphically depicted in **Exhibit 2**, both of which are attached hereto  
27 (the "Subject Property"), has applied for a rezoning and  
28 reclassification of the Subject Property from Residential Low  
29 Density-60 (RLD-60) District to Residential Medium Density-D (RMD-D)  
30 District; and

31 **WHEREAS**, the Planning and Development Department has considered

1 the application and has rendered an advisory recommendation; and

2 **WHEREAS**, the Planning Commission, acting as the local planning  
3 agency, has reviewed the application and made an advisory  
4 recommendation to the Council; and

5 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
6 notice, held a public hearing and made its recommendation to the  
7 Council; and

8 **WHEREAS**, taking into consideration the above recommendations and  
9 all other evidence entered into the record and testimony taken at the  
10 public hearings, the Council finds that such rezoning: (1) is  
11 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
12 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
13 not in conflict with any portion of the City's land use regulations;  
14 now, therefore

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

16 **Section 1. Property Rezoned.** The Subject Property is  
17 hereby rezoned and reclassified from Residential Low Density-60 (RLD-  
18 60) District to Residential Medium Density-D (RMD-D) District, as  
19 defined and classified under the Zoning Code, City of Jacksonville,  
20 Florida.

21 **Section 2. Owner and Description.** The Subject Property is  
22 owned by San Pablo - Bamboo Grove South, LLC, f/k/a San Pablo-Bamboo-  
23 Townhouse LLC, and is legally described in **Exhibit 1**, attached hereto.  
24 The applicant is Marshall Phillips, Esq., 1301 Riverplace Boulevard,  
25 Suite 1500, Jacksonville, Florida 32207; (904) 346-5535.

26 **Section 3. Disclaimer.** The rezoning granted herein shall  
27 **not** be construed as an exemption from any other applicable local,  
28 state, or federal laws, regulations, requirements, permits or  
29 approvals. All other applicable local, state or federal permits or  
30 approvals shall be obtained before commencement of the development  
31 or use and issuance of this rezoning is based upon acknowledgement,

