

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

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; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
18 ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 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. Owner and Description.** The Subject Property
28 is owned by the Carriere Family Limited Partnership, and is legally
29 described in **Exhibit 1, attached hereto**. The agent is L. Charles
30 Mann, 165 Arlington Road, Jacksonville, Florida 32211; (904) 721-
31 1546.

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

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

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19 Form Approved:

20
21 /s/ Shannon K. Eller

22 Office of General Counsel

23 Legislation Prepared By: Bruce Lewis

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