

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-198-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.45± OF AN
6 ACRE, LOCATED IN COUNCIL DISTRICT 3 AT 0 SAN
7 PABLO ROAD SOUTH AND 1635 SAN PABLO ROAD
8 SOUTH, BETWEEN BAMBOO DRIVE AND COCOANUT ROAD
9 (R.E. NOS. 167213-0000, 167218-0600 AND
10 167219-0000) AS DESCRIBED HEREIN, OWNED BY THE
11 CARRIERE FAMILY LIMITED PARTNERSHIP, FROM
12 COMMERCIAL OFFICE (CO) DISTRICT TO PLANNED
13 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED
14 AND CLASSIFIED UNDER THE ZONING CODE, TO
15 PERMIT OFFICE AND COMMERCIAL USES, AS
16 DESCRIBED IN THE A1A PROPERTIES LLC PUD;
17 PROVIDING A DISCLAIMER THAT THE REZONING
18 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
19 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS**, the Carriere Family Limited Partnership, the owner of
23 approximately 0.45± of an acre, located in Council District 3 at 0
24 San Pablo Road South and 1635 San Pablo Road South, between Bamboo
25 Drive and Cocoanut Road (R.E. Nos. 167213-0000, 167218-0600 and
26 167219-0000), as more particularly described in **Exhibit 1**, dated
27 March 18, 2021, and graphically depicted in **Exhibit 2**, both of
28 which are **attached hereto** (Subject Property), has applied for a
29 rezoning and reclassification of that property from Commercial
30 Office (CO) District to Planned Unit Development (PUD) District, as
31 described in Section 1 below; and

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

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

5 **WHEREAS,** the Council finds that such rezoning is: (1)
6 consistent with the *2030 Comprehensive Plan*; (2) furthers the
7 goals, objectives and policies of the *2030 Comprehensive Plan*; and
8 (3) is not in conflict with any portion of the City's land use
9 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 Commercial Office (CO)
21 District to Planned Unit Development (PUD) District. This new PUD
22 district shall generally permit office and commercial uses, and is
23 described, shown and subject to the following documents, **attached**
24 **hereto:**

25 **Exhibit 1** - Legal Description dated March 18, 2021.

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

27 **Exhibit 3** - Written Description dated March 18, 2021.

28 **Exhibit 4** - Site Plan dated March 18, 2021.

29 **Section 2. Owner and Description.** The Subject Property
30 is owned by the Carriere Family Limited Partnership, and is legally
31 described in **Exhibit 1, attached hereto.** The applicant is James T.

