Introduced by the Land Use and Zoning Committee:

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ORDINANCE 2021-198-E

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

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

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

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

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

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

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

Section 1. Property Rezoned. The Subject Property is hereby rezoned and reclassified from Commercial Office (CO) District to Planned Unit Development (PUD) District. This new PUD district shall generally permit office and commercial uses, and is described, shown and subject to the following documents, attached

- Exhibit 1 Legal Description dated March 18, 2021.
- 26 Exhibit 2 Subject Property per P&DD.

hereto:

- **Exhibit 3** Written Description dated March 18, 2021.
 - Exhibit 4 Site Plan dated March 18, 2021.
 - Section 2. Owner and Description. The Subject Property is owned by the Carriere Family Limited Partnership, and is legally described in Exhibit 1, attached hereto. The applicant is James T.

Fuqua, 1520 Emma Lane, Jacksonville, Florida 32266; (904) 838-8236.

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

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

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Form Approved:

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/s/ Shannon K. Eller

23 Office of General Counsel

Legislation Prepared By: Arimus Wells

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