

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-273**

5 AN ORDINANCE REZONING APPROXIMATELY 11.88± ACRES
6 LOCATED IN COUNCIL DISTRICT 11 AT 7599 SOUTHSIDE
7 BOULEVARD, BETWEEN WHIPPOORWILL LANE AND VALIDUS
8 DRIVE (R.E. NO. 167742-0067), AS DESCRIBED
9 HEREIN, OWNED BY JEA, A BODY POLITIC AND
10 CORPORATE, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)
11 DISTRICT TO PUBLIC BUILDINGS AND FACILITIES-1
12 (PBF-1) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
13 THE ZONING CODE, PURSUANT TO APPLICATION NUMBER
14 Z-6978; PROVIDING A DISCLAIMER THAT THE REZONING
15 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
16 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
17 PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS,** JEA, the owner of approximately 11.88± acres located
20 in Council District 11 at 7599 Southside Boulevard, between
21 Whippoorwill Lane and Validus Drive14th Street West and 19th Street
22 West (R.E. No. 046670-0000), as more particularly described in **Exhibit**
23 **1**, dated March 10, 2026, and graphically depicted in **Exhibit 2**, both
24 of which are attached hereto (the "Subject Property"), has applied
25 for a rezoning and reclassification of the Subject Property from
26 Residential Rural-Acre (RR-Acre) District to Public Buildings and
27 Facilities-1 (PBF-1) District, pursuant to application number Z-6978;
28 and

29 **WHEREAS,** the Planning and Development Department has
30 considered the application and has rendered an advisory
31 recommendation; and

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

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

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

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
17 District to Public Buildings and Facilities-1 (PBF-1) District, as
18 defined and classified under the Zoning Code, City of Jacksonville,
19 Florida.

20 **Section 2. Owner and Description.** The Subject Property is
21 owned by JEA, a body politic and corporate, and is legally described
22 in **Exhibit 1**, attached hereto. The applicant is Brenna Durden, Esq.,
23 245 Riverside Avenue, Suite 510, Jacksonville, Florida, 32202; (904)
24 353-6410; bdurden@llw-law.com.

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

1 developer(s) and/or any authorized agent(s) or designee(s) that the
2 subject business, development and/or use will be operated in strict
3 compliance with all laws. Issuance of this rezoning does **not** approve,
4 promote or condone any practice or act that is prohibited or
5 restricted by any federal, state or local laws.

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

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11 Form Approved:

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13 _____
14 Office of General Counsel

15 Legislation Prepared By: Erin Abney

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