

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-86-E

AN ORDINANCE REZONING APPROXIMATELY 2.04± ACRES
LOCATED IN COUNCIL DISTRICT 1 AT 7900 ARLINGTON
EXPRESSWAY, BETWEEN ARLINGTON ROAD N. AND CENTURY
STREET (R.E. NO(S). 142483-0040), AS DESCRIBED
HEREIN, OWNED BY 8000 REALCO, LLC, FROM
COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2) DISTRICT
TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
PERMIT MULTIFAMILY DWELLINGS WITH INTEGRATED
COMMERCIAL AND OFFICE USES, AS DESCRIBED IN THE
7900 ARLINGTON EXPRESSWAY PUD, PURSUANT TO FUTURE
LAND USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT
APPLICATION NUMBER L-5990-24C; 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 City of Jacksonville adopted a Small-Scale
Amendment to the *2045 Comprehensive Plan* for the purpose of revising
portions of the Future Land Use Map series (FLUMs) in order to ensure
the accuracy and internal consistency of the plan, pursuant to the
companion land use application L-5990-24C; and

WHEREAS, in order to ensure consistency of zoning district
with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
Amendment L-5990-24C, an application to rezone and reclassify from
Commercial Community/General-2 (CCG-2) District to Planned Unit
Development (PUD) District was filed by Steve Diebenow, Esq., on

1 behalf of 8000 Realco, LLC, owner of approximately 2.04± acres of
2 certain real property in Council District 1, as more particularly
3 described in Section 1 below; and

4 **WHEREAS,** the Planning and Development Department, in order to
5 ensure consistency of this zoning district with the *2045 Comprehensive*
6 *Plan*, has considered the rezoning and has rendered an advisory
7 opinion; and

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

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

13 **WHEREAS,** the City Council, after due notice, held a public
14 hearing, and taking into consideration the above recommendations as
15 well as all oral and written comments received during the public
16 hearings, the Council finds that such rezoning is consistent with the
17 *2045 Comprehensive Plan* adopted under the comprehensive planning
18 ordinance for future development of the City of Jacksonville; and

19 **WHEREAS,** based on the staff report of the Planning and
20 Development Department and other competent and substantial evidence
21 received at the public hearings, the Council finds that the proposed
22 PUD does not affect adversely the orderly development of the City as
23 embodied in the *Zoning Code*; will not affect adversely the health and
24 safety of residents in the area; will not be detrimental to the
25 natural environment or to the use or development of the adjacent
26 properties in the general neighborhood; and the proposed PUD will
27 accomplish the objectives and meet the standards of Section 656.340
28 (Planned Unit Development) of the *Zoning Code* of the City of
29 Jacksonville; now therefore

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

31 **Section 1. Subject Property Location and Description.** The

1 approximately 2.04± acres are located in Council District 1 at 7900
2 Arlington Expressway, between Arlington Road N. and Century Street
3 (R.E. No(s). 142483-0040), as more particularly described in **Exhibit**
4 **1**, dated November 7, 2024, and graphically depicted in **Exhibit 2**,
5 both of which are **attached hereto** and incorporated herein by this
6 reference (the "Subject Property").

7 **Section 2. Owner and Applicant Description.** The Subject
8 Property is owned by 8000 Realco, LLC. The applicant is Steve
9 Diebenow, Esq., 1 Independent Drive, Suite 1200, Jacksonville,
10 Florida 32202; (904) 301-1269.

11 **Section 3. Property Rezoned.** The Subject Property,
12 pursuant to adopted companion Small-Scale Amendment L-5990-24C, is
13 hereby rezoned and reclassified from Commercial Community/General-2
14 (CCG-2) District to Planned Unit Development (PUD) District. This
15 new PUD district shall generally permit multi-family dwellings with
16 integrated commercial and office uses, and is described, shown and
17 subject to the following documents, **attached hereto**:

18 **Exhibit 1** - Legal Description dated November 7, 2024.

19 **Exhibit 2** - Subject Property Map (prepared by P&DD).

20 **Revised Exhibit 3** - Revised Written Description dated March 3,
21 2025.

22 **Revised Exhibit 4** - Revised Site Plan dated March 18, 2025.

23 **Section 4. Contingency.** This rezoning shall not become
24 effective until thirty-one (31) days after adoption of the companion
25 Small-Scale Amendment; and further provided that if the companion
26 Small-Scale Amendment is challenged by the state land planning agency,
27 this rezoning shall not become effective until the state land planning
28 agency or the Administration Commission issues a final order
29 determining the companion Small-Scale Amendment is in compliance with
30 Chapter 163, *Florida Statutes*.

31 **Section 5. Disclaimer.** The rezoning granted herein shall

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

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

16
17 Form Approved:

18
19 /s/ Dylan Reingold

20 Office of General Counsel

21 Legislation Prepared By: Connor Corrigan

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