

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-653**

5 AN ORDINANCE REZONING APPROXIMATELY 7.58± ACRES,
6 LOCATED IN COUNCIL DISTRICT 7 AT 0 A. PHILIP
7 RANDOLPH BOULEVARD, 665 A. PHILIP RANDOLPH
8 BOULEVARD, 0 ALBERT STREET, 1021 ALBERT STREET,
9 1033 ALBERT STREET, 1034 ALBERT STREET, 1068
10 ALBERT STREET, 1105 ALBERT STREET, 0 GEORGIA
11 STREET, 0 GRANT STREET, 1030 GRANT STREET, 1150
12 GRANT STREET, 0 SPRATT STREET AND 0 VAN BUREN
13 STREET, BETWEEN ARLINGTON EXPRESSWAY AND GRANT
14 STREET, AS DESCRIBED HEREIN, OWNED BY THE CITY
15 OF JACKSONVILLE AND SLG INVESTMENT PARTNERSHIP,
16 LLLP, FROM PUBLIC BUILDINGS AND FACILITIES-1
17 (PBF-1) DISTRICT AND COMMERCIAL
18 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT TO PLANNED
19 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
20 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
21 COMMERCIAL, OFFICE, AND MULTI-FAMILY
22 RESIDENTIAL USES, INCLUDING A SOCCER
23 ENTERTAINMENT COMPLEX, AS DESCRIBED IN THE
24 SOCCER ENTERTAINMENT COMPLEX PUD, PURSUANT TO
25 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE
26 AMENDMENT APPLICATION NUMBER L-5846-23C;
27 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
28 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
29 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
30 EFFECTIVE DATE.
31

1 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
2 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
3 portions of the Future Land Use Map series (FLUMs) in order to ensure
4 the accuracy and internal consistency of the plan, pursuant to
5 companion application L-5846-23C; and

6 **WHEREAS**, in order to ensure consistency of zoning district with
7 the *2045 Comprehensive Plan* and the adopted companion Small-Scale
8 Amendment L-5846-23C, an application to rezone and reclassify from
9 Public Buildings and Facilities-1 (PBF-1) District and Commercial
10 Community/General-2 (CCG-2) District to Planned Unit Development
11 (PUD) District was filed by Steve Diebenow, Esq. on behalf of the
12 owners of approximately 7.58± acres of certain real property in
13 Council District 7, as more particularly described in Section 1; and

14 **WHEREAS**, the Planning and Development Department, in order to
15 ensure consistency of this zoning district with the *2045 Comprehensive*
16 *Plan*, has considered the rezoning and has rendered an advisory
17 opinion; and

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

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

22 **WHEREAS**, the City Council, after due notice, held a public
23 hearing, and taking into consideration the above recommendations as
24 well as all oral and written comments received during the public
25 hearings, the Council finds that such rezoning is consistent with the
26 *2045 Comprehensive Plan* adopted under the comprehensive planning
27 ordinance for future development of the City of Jacksonville; and

28 **WHEREAS**, the Council finds that the proposed PUD does not affect
29 adversely the orderly development of the City as embodied in the
30 *Zoning Code*; will not affect adversely the health and safety of
31 residents in the area; will not be detrimental to the natural

1 environment or to the use or development of the adjacent properties
2 in the general neighborhood; and the proposed PUD will accomplish the
3 objectives and meet the standards of Section 656.340 (Planned Unit
4 Development) of the *Zoning Code* of the City of Jacksonville; now,
5 therefore

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

7 **Section 1. Subject Property Location and Description.** The
8 approximately 7.58± acres are located in Council District 7 at 0 A.
9 Philip Randolph Boulevard, 665 A. Philip Randolph Boulevard, 0 Albert
10 Street, 1021 Albert Street, 1033 Albert Street, 1034 Albert Street,
11 1068 Albert Street, 1105 Albert Street, 0 Georgia Street, 0 Grant
12 Street, 1030 Grant Street, 1150 Grant Street, 0 Spratt Street and 0
13 Van Buren Street, between the Arlington Expressway and Grant Street
14 (R.E. Nos. 130649-0000, 130650-0000, 130651-0000, 130724-0000,
15 130725-0000, 130726-0000, 130728-0000, 130729-0000, 130730-0000,
16 130730-0010, 130731-0000, 130732-0000, 130733-0000, 130734-0000,
17 130736-0000, 130737-0000, 130738-0000, 130740-0000, 130741-0000,
18 130742-0000, 130743-0000, 130744-0000, 130745-0000, 130746-0000,
19 130747-0000, 130747-0100, 130748-0000, 130749-0000, 130750-0000,
20 130837-0000, 130838-0000, 130840-0000, 130841-0000, 130841-0010 and
21 130842-0000), as more particularly described in **Exhibit 1**, dated July
22 31, 2023, and graphically depicted in **Exhibit 2**, both of which are
23 attached hereto and incorporated herein by this reference (the
24 "Subject Property").

25 **Section 2. Owner and Applicant Description.** The Subject
26 Property is owned by the City of Jacksonville and SLG Investment
27 Partnership, LLLP. The applicant is Steve Diebenow, Esq., One
28 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)
29 301-1269.

30 **Section 3. Property Rezoned.** The Subject Property,
31 pursuant to adopted companion Small-Scale Amendment Application L-

1 5846-23C, is hereby rezoned and reclassified from Public Buildings
2 and Facilities-1 (PBF-1) District and Commercial Community/General-2
3 (CCG-2) District to Planned Unit Development (PUD) District. This
4 new PUD district shall generally permit commercial, office, and multi-
5 family residential uses, including a soccer entertainment complex,
6 and is described, shown and subject to the following documents,
7 attached hereto:

8 **Exhibit 1** - Legal Description dated July 31, 2023.

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

10 **Exhibit 3** - Written Description dated June 13, 2023.

11 **Exhibit 4** - Site Plan dated July 26, 2023.

12 **Section 4. Contingency.** This rezoning shall not become
13 effective until thirty-one (31) days after adoption of the companion
14 Small-Scale Amendment; and further provided that if the companion
15 Small-Scale Amendment is challenged by the state land planning agency,
16 this rezoning shall not become effective until the state land planning
17 agency or the Administration Commission issues a final order
18 determining the companion Small-Scale Amendment is in compliance with
19 Chapter 163, *Florida Statutes*.

20 **Section 5. Disclaimer.** The rezoning granted herein
21 shall not be construed as an exemption from any other applicable
22 local, state, or federal laws, regulations, requirements, permits or
23 approvals. All other applicable local, state or federal permits or
24 approvals shall be obtained before commencement of the development
25 or use and issuance of this rezoning is based upon acknowledgement,
26 representation and confirmation made by the applicant(s), owner(s),
27 developer(s) and/or any authorized agent(s) or designee(s) that the
28 subject business, development and/or use will be operated in strict
29 compliance with all laws. Issuance of this rezoning does not approve,
30 promote or condone any practice or act that is prohibited or
31 restricted by any federal, state or local laws.

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

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6 Form Approved:

7
8 /s/ Mary E. Staffopoulos

9 Office of General Counsel

10 Legislation Prepared By: Caroline Fulton

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