

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2026-373-E

AN ORDINANCE REZONING APPROXIMATELY 0.37± OF AN ACRE LOCATED IN COUNCIL DISTRICT 5 AT 4578 SAN JOSE BOULEVARD, BETWEEN WORTH DRIVE EAST AND ARDSLEY ROAD (R.E. NO.(S) 100208-0000), AS DESCRIBED HEREIN, OWNED BY SHOPS OF GRANADA, LLC, FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2017-0557-E) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT INCREASED SEATING CAPACITY TO PERMIT SERVICE OF ALL ALCOHOLIC BEVERAGES, AS DESCRIBED IN THE SHOPS OF GRANADA PUD, PUD SUBJECT TO CONDITIONS, PURSUANT TO APPLICATION NUMBER Z-6775; 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, Shops of Granada, LLC, the owner of approximately 0.37± of an acre located in Council District 5 at 4578 San Jose Boulevard, between Worth Drive East and Ardsley Road (R.E. No.(s) 100208-0000), as more particularly described in **Exhibit 1**, dated January 9, 2026, and graphically depicted in **Exhibit 2**, both of which are attached hereto (the "Subject Property"), has applied for a rezoning and reclassification of the Subject Property from Planned Unit Development (PUD) District (2017-0557-E) to Planned Unit Development (PUD) District, pursuant to application number Z-6775, as described in Section 1 below; 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 Committee, after due notice and
5 public hearing, has made its recommendation to the Council; and

6 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
7 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives
8 and policies of the *2045 Comprehensive Plan*; and (3) is not in
9 conflict with any portion of the City's land use 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 Planned Unit Development (PUD)
21 District (2017-0557-E) to Planned Unit Development (PUD) District.
22 This new PUD district shall generally permit increased seating
23 capacity to permit the service of all alcoholic beverages as described
24 in the Shops at Granada PUD, and is described, shown and subject to
25 the following documents, attached hereto:

26 **Exhibit 1** - Legal Description dated January 9, 2026.

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

28 **Exhibit 3** - Written Description dated January 16, 2026.

29 **Exhibit 4** - Site Plan dated January 9, 2026.

30 **Section 2. Rezoning Approved Subject to Conditions.** This
31 rezoning is approved subject to the following conditions. Such

conditions control over the Written Description and the Site Plan and may only be amended through a rezoning:

(1) The restaurant shall install sound panels on the new ten (10) foot fence that is located along the westerly (back yard/rear) property line and abuts the residence at 1299 Norwich Road, Jacksonville, Florida (RE# 099920-0000).

(2) The restaurant shall close both its indoor and outdoor dining area no later than 8:00pm one day per quarter of a year to allow for hood cleaning.

(3) The restaurant shall install slow close hinges on the door located on the north side of the existing structure.

Section 3. Owner and Description. The Subject Property is owned by Shops of Granada, LLC and is legally described in **Exhibit 1**, attached hereto. The applicant is Steve Diebenow, Esq., One Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904) 301-1269; sdiebenow@drivermcafee.com.

Section 4. 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 the development or use and issuance of this rezoning is based upon acknowledgement, representation and confirmation made by the applicant(s), owners(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 5. 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

1 President and Council Secretary.

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3 Form Approved:

4
5 /s/ Terrence Harvey

6 Office of General Counsel

7 Legislation Prepared By: Erin Abney

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