

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-87-E**

AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES OF THE 2045 COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FROM COMMUNITY/GENERAL COMMERCIAL (CGC) AND RESIDENTIAL-PROFESSIONAL-INSTITUTIONAL (RPI) TO HIGH DENSITY RESIDENTIAL (HDR) ON APPROXIMATELY 9.56± ACRES LOCATED IN COUNCIL DISTRICT 1 AT 7960 ARLINGTON EXPRESSWAY, BETWEEN ARLINGTON ROAD N. AND CENTURY STREET (R.E. NO. 142483-0003), OWNED BY 8000 REALCO, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER L-5801-23C; PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, pursuant to the provisions of Section 650.402(b), *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, an application for a proposed Small-Scale Amendment to the Future Land Use Map series (FLUMs) of the *2045 Comprehensive Plan* to change the Future Land Use designation from Community/General Commercial (CGC) and Residential-Professional-Institutional (RPI) to High Density Residential (HDR) on 9.56± acres of certain real property in Council District 1 was filed by Steve Diebenow, Esq. on behalf of the owner, 8000 Realco, LLC; and

**WHEREAS**, the Planning and Development Department reviewed the

1 proposed revision and application and has prepared a written report  
2 and rendered an advisory recommendation to the City Council with  
3 respect to the proposed amendment; and

4       **WHEREAS**, the Planning Commission, acting as the Local Planning  
5 Agency (LPA), held a public hearing on this proposed amendment, with  
6 due public notice having been provided, reviewed and considered  
7 comments received during the public hearing and made its  
8 recommendation to the City Council; and

9       **WHEREAS**, the Land Use and Zoning (LUZ) Committee of the City  
10 Council held a public hearing on this proposed amendment to the *2045*  
11 *Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*,  
12 considered all written and oral comments received during the public  
13 hearing, and has made its recommendation to the City Council; and

14       **WHEREAS**, the City Council held a public hearing on this proposed  
15 amendment, with public notice having been provided, pursuant to  
16 Section 163.3187, *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*  
17 *Code*, and considered all oral and written comments received during  
18 public hearings, including the data and analysis portions of this  
19 proposed amendment to the *2045 Comprehensive Plan* and the  
20 recommendations of the Planning and Development Department, the  
21 Planning Commission and the LUZ Committee; and

22       **WHEREAS**, in the exercise of its authority, the City Council has  
23 determined it necessary and desirable to adopt this proposed amendment  
24 to the *2045 Comprehensive Plan* to preserve and enhance present  
25 advantages, encourage the most appropriate use of land, water, and  
26 resources consistent with the public interest, overcome present  
27 deficiencies, and deal effectively with future problems which may  
28 result from the use and development of land within the City of  
29 Jacksonville; now, therefore

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

31       **Section 1.       Purpose and Intent.** This Ordinance is adopted

1 to carry out the purpose and intent of, and exercise the authority  
2 set out in, the Community Planning Act, Sections 163.3161 through  
3 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as  
4 amended.

5       **Section 2.       Subject Property Location and Description.** The  
6 approximately 9.56± acres are located in Council District 1 at 7960  
7 Arlington Expressway, between Arlington Road N. and Century Street  
8 (R.E. No. 142483-0003), as more particularly described in **Exhibit 1**,  
9 dated January 27, 2025, and graphically depicted in **Exhibit 2**, both  
10 attached hereto and incorporated herein by this reference (the  
11 "Subject Property").

12       **Section 3.       Owner and Applicant Description.** The Subject  
13 Property is owned by 8000 Realco, LLC. The applicant is Steve  
14 Diebenow, Esq., 1 Independent Drive, Suite 1200, Jacksonville,  
15 Florida 32202; (904) 301-1269.

16       **Section 4.       Adoption of Small-Scale Land Use Amendment.** The  
17 City Council hereby adopts a proposed Small-Scale revision to the  
18 Future Land Use Map series of the *2045 Comprehensive Plan* by changing  
19 the Future Land Use Map designation of the Subject Property from  
20 Community/General Commercial (CGC) and Residential-Professional-  
21 Institutional (RPI) to High Density Residential (HDR), pursuant to  
22 Application Number L-5801-23C.

23       **Section 5.       Applicability, Effect and Legal Status.** The  
24 applicability and effect of the *2045 Comprehensive Plan*, as herein  
25 amended, shall be as provided in the Community Planning Act, Sections  
26 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All  
27 development undertaken by, and all actions taken in regard to  
28 development orders by governmental agencies in regard to land which  
29 is subject to the *2045 Comprehensive Plan*, as herein amended, shall  
30 be consistent therewith as of the effective date of this amendment  
31 to the plan.

1           **Section 6.           Effective Date of this Plan Amendment.**

2           (a) If the amendment meets the criteria of Section 163.3187,  
3 *Florida Statutes*, as amended, and is not challenged, the effective  
4 date of this plan amendment shall be thirty-one (31) days after  
5 adoption.

6           (b) If challenged within thirty (30) days after adoption, the  
7 plan amendment shall not become effective until the state land  
8 planning agency or the Administration Commission, respectively, issue  
9 a final order determining the adopted Small-Scale Amendment to be in  
10 compliance.

11           **Section 7.           Disclaimer.** The amendment granted herein shall  
12 **not** be construed as an exemption from any other applicable local,  
13 state, or federal laws, regulations, requirements, permits or  
14 approvals. All other applicable local, state or federal permits or  
15 approvals shall be obtained before commencement of the development  
16 or use, and issuance of this amendment is based upon acknowledgement,  
17 representation and confirmation made by the applicant(s), owner(s),  
18 developer(s) and/or any authorized agent(s) or designee(s) that the  
19 subject business, development and/or use will be operated in strict  
20 compliance with all laws. Issuance of this amendment does **not** approve,  
21 promote or condone any practice or act that is prohibited or  
22 restricted by any federal, state or local laws.

23           **Section 8.           Effective Date.** This Ordinance shall become  
24 effective upon signature by the Mayor or upon becoming effective  
25 without the Mayor's signature.

26 Form Approved:

27  
28                     /s/ Dylan Reingold          

29 Office of General Counsel

30 Legislation Prepared By: Sam Roberts

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