

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-673-E

AN ORDINANCE REZONING APPROXIMATELY 29.77± ACRES
LOCATED IN COUNCIL DISTRICT 3 AT 0 AND 4920 SAN
PABLO ROAD SOUTH, AT THE SOUTHWEST CORNER OF THE
INTERSECTION BETWEEN J. TURNER BUTLER BOULEVARD
AND SAN PABLO ROAD SOUTH (R.E. NO(S). 167766-
0500 AND 167766-0400), OWNED BY SP 1776, LLC,
FROM COMMERCIAL OFFICE (CO) DISTRICT TO PLANNED
UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
MULTI-FAMILY DWELLINGS, RESTAURANTS, OFFICES AND
COMMERCIAL USES; AS DESCRIBED IN THE SAN PABLO
MIXED-USE PUD; PUD SUBJECT TO CONDITION;
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, SP 1776, LLC, the owner of approximately 29.77± acres
located in Council District 3 at 0 and 4920 San Pablo Road South, at
the southwest corner of the intersection between J. Turner Butler
Boulevard and San Pablo Road South (R.E. No(s). 167766-0500 and
167766-0400), as more particularly described in **Exhibit 1**, dated July
21, 2025, 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 Commercial Office
(CO) District to Planned Unit Development (PUD) District, 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
5 and public hearing, has made its recommendation to the Council; and

6 **WHEREAS,** the Council finds that such rezoning is: (1)
7 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
8 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
9 not in conflict with any portion of the City's land use regulations;
10 and

11 **WHEREAS,** the Council finds the proposed rezoning does not
12 adversely affect the orderly development of the City as embodied in
13 the Zoning Code; will not adversely affect the health and safety of
14 residents in the area; will not be detrimental to the natural
15 environment or to the use or development of the adjacent properties
16 in the general neighborhood; and will accomplish the objectives and
17 meet the standards of Section 656.340 (Planned Unit Development) of
18 the Zoning Code; now therefore

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

20 **Section 1. Property Rezoned.** The Subject Property is
21 hereby rezoned and reclassified from Commercial Office (CO) District
22 to Planned Unit Development (PUD) District. This new PUD district
23 shall generally permit multi-family dwellings, restaurants, offices
24 and commercial uses and is described, shown and subject to the
25 following documents, attached hereto:

26 **Exhibit 1** - Legal Description dated July 21, 2025.

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

28 **Exhibit 3** - Written Description dated July 21, 2025.

29 **Exhibit 4** - Site Plan dated July 9, 2025.

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

1 condition controls over the Written Description and the Site Plan and
2 may only be amended through a rezoning:

3 (1) Unless waiver by the Chief of Traffic
4 Engineering or their designee, a traffic study shall be undertaken
5 by the developer upon PUD verification. The methodology of the study
6 shall be determined by the developer's traffic engineer, the Chief
7 of Transportation Planning (or their designee), and the Chief of
8 Traffic Engineering (or their designee).

9 **Section 3. Owner and Description.** The Subject Property is
10 owned by SP 1776, LLC, and is legally described in **Exhibit 1**, attached
11 hereto. The applicant is Steve Diebenow, Esq., 1 Independent Drive,
12 Suite 1200, Jacksonville, Florida, 32202; (904) 301-1269.

13 **Section 4. Disclaimer.** The rezoning granted herein shall
14 not be construed as an exemption from any other applicable local,
15 state, or federal laws, regulations, requirements, permits or
16 approvals. All other applicable local, state or federal permits or
17 approvals shall be obtained before commencement of the development
18 or use and issuance of this rezoning is based upon acknowledgement,
19 representation and confirmation made by the applicant(s), owners(s),
20 developer(s) and/or any authorized agent(s) or designee(s) that the
21 subject business, development and/or use will be operated in strict
22 compliance with all laws. Issuance of this rezoning does not approve,
23 promote or condone any practice or act that is prohibited or
24 restricted by any federal, state or local laws.

25 **Section 5. Effective Date.** The enactment of this Ordinance
26 shall be deemed to constitute a quasi-judicial action of the City
27 Council and shall become effective upon signature by the Council
28 President and Council Secretary.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Erin Abney

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