

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-498**

5 AN ORDINANCE REZONING APPROXIMATELY 23.00± ACRES
6 LOCATED IN COUNCIL DISTRICT 13 AT 14420 AND 14444
7 BEACH BOULEVARD, BETWEEN SAN PABLO ROAD SOUTH AND
8 EUNICE ROAD (R.E. NO(S). 177033-0200 AND 177032-
9 1000), AS DESCRIBED HEREIN, OWNED BY INTERCOASTAL
10 PLAZA, LLC, FROM PLANNED UNIT DEVELOPMENT (PUD)
11 DISTRICT (1988-442-E) TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 COMMERCIAL USES, INCLUDING THE SALE AND SERVICE
15 OF ALL ALCOHOLIC BEVERAGES, INCLUDING LIQUOR,
16 BEER AND WINE, FOR ON-PREMISES CONSUMPTION AND
17 OFF-PREMISES CONSUMPTION ON PROPERTY LOCATED
18 LESS THAN 1,500 FEET FROM A CHURCH WITHOUT THE
19 REQUIREMENT TO OBTAIN A WAIVER OF MINIMUM
20 DISTANCE FOR A LIQUOR LICENSE LOCATION PURSUANT
21 TO SECTION 656.805, *ORDINANCE CODE*, AS DESCRIBED
22 IN THE BEACH BOULEVARD/SAN PABLO ROAD PUD;
23 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
24 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
25 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
26 EFFECTIVE DATE.

27
28 **WHEREAS,** Intercoastal Plaza, LLC, the owner of approximately
29 23.00± acres located in Council District 13 at 14420 and 14444 Beach
30 Boulevard, between San Pablo Road South and Eunice Road (R.E. No(s).
31 177033-0200 and 177032-1000), as more particularly described in

1 **Exhibit 1**, dated May 5, 2025, and graphically depicted in **Exhibit 2**,
2 both of which are attached hereto (the "Subject Property"), has
3 applied for a rezoning and reclassification of the Subject Property
4 from Planned Unit Development (PUD) District (1988-442-E) to Planned
5 Unit Development (PUD) District, as described in Section 1 below; and

6 **WHEREAS**, the Planning Commission, acting as the local planning
7 agency, has reviewed the application and made an advisory
8 recommendation to the Council; and

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

11 **WHEREAS**, the Council finds that such rezoning is: (1)
12 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
13 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
14 not in conflict with any portion of the City's land use regulations;
15 and

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

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

25 **Section 1. Property Rezoned.** The Subject Property is
26 hereby rezoned and reclassified from Planned Unit Development (PUD)
27 District (1988-442-E) to Planned Unit Development (PUD) District.
28 This new PUD district shall generally permit commercial uses, and is
29 described, shown and subject to the following documents, attached
30 hereto:

31 **Exhibit 1** - Legal Description dated May 5, 2025.

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

2 **Exhibit 3** - Written Description dated June 5, 2025.

3 **Exhibit 4** - Site Plan dated May 2, 2025.

4 **Section 2. Owner and Description.** The Subject Property is
5 owned by Intercoastal Plaza, LLC, and is legally described in **Exhibit**
6 **1**, attached hereto. The applicant is Hayden Phillips, Esq., 1301
7 Riverplace Boulevard, Suite 1500, Jacksonville, Florida, 32207; (904)
8 346-5535.

9 **Section 3. Findings Regarding Deviation from Waiver of**
10 **Minimum Distance for Liquor License Location.** Pursuant to Section
11 656.341(c)(2)(ii)(B), *Ordinance Code*, when a PUD Written Description
12 includes a request for a deviation or waiver from various Zoning Code
13 8 requirements, including waivers of liquor distances from churches
14 and schools, the Council is required to determine that the requested
15 deviation or waiver is necessary. The Council hereby finds that there
16 is competent and substantial evidence in the record to support the
17 need for relief from the requirement for a waiver of minimum distance
18 for liquor license location as requested in **Exhibit 3** for the reasons
19 articulated by the Land Use and Zoning Committee.

20 **Section 4. Disclaimer.** The rezoning granted herein shall
21 **not** be construed as an exemption from any other applicable local,
22 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), owners(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.

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 President and Council Secretary.

Form Approved:

 /s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Erin Abney

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