

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-673**

5 AN ORDINANCE REZONING APPROXIMATELY 29.77± ACRES
6 LOCATED IN COUNCIL DISTRICT 3 AT 0 AND 4920 SAN
7 PABLO ROAD SOUTH, AT THE SOUTHWEST CORNER OF THE
8 INTERSECTION BETWEEN J. TURNER BUTLER BOULEVARD
9 AND SAN PABLO ROAD SOUTH (R.E. NO(S). 167766-
10 0500 AND 167766-0400), OWNED BY SP 1776, LLC,
11 FROM COMMERCIAL OFFICE (CO) DISTRICT TO PLANNED
12 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 MULTI-FAMILY DWELLINGS, RESTAURANTS, OFFICES AND
15 COMMERCIAL USES; AS DESCRIBED IN THE SAN PABLO
16 MIXED-USE PUD; PROVIDING A DISCLAIMER THAT THE
17 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS,** SP 1776, LLC, the owner of approximately 29.77± acres
22 located in Council District 3 at 0 and 4920 San Pablo Road South, at
23 the southwest corner of the intersection between J. Turner Butler
24 Boulevard and San Pablo Road South (R.E. No(s). 167766-0500 and
25 167766-0400), as more particularly described in **Exhibit 1**, dated July
26 21, 2025, and graphically depicted in **Exhibit 2**, both of which are
27 attached hereto (the "Subject Property"), has applied for a rezoning
28 and reclassification of the Subject Property from Commercial Office
29 (CO) District to Planned Unit Development (PUD) District, as described
30 in Section 1 below; and

31 **WHEREAS,** the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

5 **WHEREAS**, the Council finds that such rezoning is: (1)
6 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
7 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
8 not in conflict with any portion of the City's land use regulations;
9 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 Commercial Office (CO) District
21 to Planned Unit Development (PUD) District. This new PUD district
22 shall generally permit multi-family dwellings, restaurants, offices
23 and commercial uses and is described, shown and subject to the
24 following documents, attached hereto:

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

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

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

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

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by SP 1776, LLC, and is legally described in **Exhibit 1**, attached
31 hereto. The applicant is Steve Diebenow, Esq., 1 Independent Drive,

Suite 1200, Jacksonville, Florida, 32202; (904) 301-1269.

Section 3. 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 4. 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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