

1 Introduced and amended by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2023-653-E**

5 AN ORDINANCE REZONING APPROXIMATELY 7.58± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 7 AT 0 A. PHILIP  
7 RANDOLPH BOULEVARD, 665 A. PHILIP RANDOLPH  
8 BOULEVARD, 0 ALBERT STREET, 1021 ALBERT STREET,  
9 1033 ALBERT STREET, 1034 ALBERT STREET, 1068  
10 ALBERT STREET, 1105 ALBERT STREET, 0 GEORGIA  
11 STREET, 0 GRANT STREET, 1030 GRANT STREET, 1150  
12 GRANT STREET, 0 SPRATT STREET AND 0 VAN BUREN  
13 STREET, BETWEEN ARLINGTON EXPRESSWAY AND GRANT  
14 STREET, AS DESCRIBED HEREIN, OWNED BY THE CITY  
15 OF JACKSONVILLE AND SLG INVESTMENT PARTNERSHIP,  
16 LLLP, FROM PUBLIC BUILDINGS AND FACILITIES-1  
17 (PBF-1) DISTRICT AND COMMERCIAL  
18 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT TO PLANNED  
19 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
20 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
21 COMMERCIAL, OFFICE, AND MULTI-FAMILY  
22 RESIDENTIAL USES, INCLUDING A SOCCER  
23 ENTERTAINMENT COMPLEX, AS DESCRIBED IN THE  
24 SOCCER ENTERTAINMENT COMPLEX PUD, PURSUANT TO  
25 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
26 AMENDMENT APPLICATION NUMBER L-5846-23C; PUD  
27 SUBJECT TO CONDITIONS; PROVIDING A DISCLAIMER  
28 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
29 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
30 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
31

1           **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
2 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
3 portions of the Future Land Use Map series (FLUMs) in order to ensure  
4 the accuracy and internal consistency of the plan, pursuant to  
5 companion application L-5846-23C; and

6           **WHEREAS**, in order to ensure consistency of zoning district with  
7 the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
8 Amendment L-5846-23C, an application to rezone and reclassify from  
9 Public Buildings and Facilities-1 (PBF-1) District and Commercial  
10 Community/General-2 (CCG-2) District to Planned Unit Development  
11 (PUD) District was filed by Steve Diebenow, Esq. on behalf of the  
12 owners of approximately 7.58± acres of certain real property in  
13 Council District 7, as more particularly described in Section 1; and

14           **WHEREAS**, the Planning and Development Department, in order to  
15 ensure consistency of this zoning district with the *2045 Comprehensive*  
16 *Plan*, has considered the rezoning and has rendered an advisory  
17 opinion; and

18           **WHEREAS**, the Planning Commission has considered the application  
19 and has rendered an advisory opinion; and

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

22           **WHEREAS**, the City Council, after due notice, held a public  
23 hearing, and taking into consideration the above recommendations as  
24 well as all oral and written comments received during the public  
25 hearings, the Council finds that such rezoning is consistent with the  
26 *2045 Comprehensive Plan* adopted under the comprehensive planning  
27 ordinance for future development of the City of Jacksonville; and

28           **WHEREAS**, the Council finds that the proposed PUD does not affect  
29 adversely the orderly development of the City as embodied in the  
30 *Zoning Code*; will not affect adversely the health and safety of  
31 residents in the area; will not be detrimental to the natural

1 environment or to the use or development of the adjacent properties  
 2 in the general neighborhood; and the proposed PUD will accomplish the  
 3 objectives and meet the standards of Section 656.340 (Planned Unit  
 4 Development) of the *Zoning Code* of the City of Jacksonville; now,  
 5 therefore

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

7 **Section 1. Subject Property Location and Description.** The  
 8 approximately 7.58± acres are located in Council District 7 at 0 A.  
 9 Philip Randolph Boulevard, 665 A. Philip Randolph Boulevard, 0 Albert  
 10 Street, 1021 Albert Street, 1033 Albert Street, 1034 Albert Street,  
 11 1068 Albert Street, 1105 Albert Street, 0 Georgia Street, 0 Grant  
 12 Street, 1030 Grant Street, 1150 Grant Street, 0 Spratt Street and 0  
 13 Van Buren Street, between the Arlington Expressway and Grant Street  
 14 (R.E. Nos. 130649-0000, 130650-0000, 130651-0000, 130724-0000,  
 15 130725-0000, 130726-0000, 130728-0000, 130729-0000, 130730-0000,  
 16 130730-0010, 130731-0000, 130732-0000, 130733-0000, 130734-0000,  
 17 130736-0000, 130737-0000, 130738-0000, 130740-0000, 130741-0000,  
 18 130742-0000, 130743-0000, 130744-0000, 130745-0000, 130746-0000,  
 19 130747-0000, 130747-0100, 130748-0000, 130749-0000, 130750-0000,  
 20 130837-0000, 130838-0000, 130840-0000, 130841-0000, 130841-0010 and  
 21 130842-0000), as more particularly described in **Exhibit 1**, dated July  
 22 31, 2023, and graphically depicted in **Exhibit 2**, both of which are  
 23 attached hereto and incorporated herein by this reference (the  
 24 "Subject Property").

25 **Section 2. Owner and Applicant Description.** The Subject  
 26 Property is owned by the City of Jacksonville and SLG Investment  
 27 Partnership, LLLP. The applicant is Steve Diebenow, Esq., One  
 28 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
 29 301-1269.

30 **Section 3. Property Rezoned.** The Subject Property,  
 31 pursuant to adopted companion Small-Scale Amendment Application L-

1 5846-23C, is hereby rezoned and reclassified from Public Buildings  
2 and Facilities-1 (PBF-1) District and Commercial Community/General-2  
3 (CCG-2) District to Planned Unit Development (PUD) District. This  
4 new PUD district shall generally permit commercial, office, and multi-  
5 family residential uses, including a soccer entertainment complex,  
6 and is described, shown and subject to the following documents,  
7 attached hereto:

8 **Exhibit 1** - Legal Description dated July 31, 2023.

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

10 **Revised Exhibit 3** - Revised Written Description dated October 27,  
11 2023.

12 **Revised Exhibit 4** - Revised Site Plan dated October 30, 2023.

13 **Section 4. Rezoning Approved Subject to Conditions.** This  
14 rezoning is approved subject to the following conditions. Such  
15 conditions control over the Written Description and the Site Plan and  
16 may only be amended through a rezoning:

17 (1) Any event with an anticipated attendance of more than 1,228  
18 people will require either (i) a private agreement for sufficient  
19 off-site parking, and/or (ii) coordination with ASM Global, or its  
20 successor, and the Downtown Investment Authority (DIA) to ensure that  
21 there is no conflicting event on such date which would reduce the  
22 capacity of the Sports Complex garage below 393 spaces or the amount  
23 required after obtaining private agreements.

24 (2) Future expansion of seating capacity will require  
25 provision of an updated parking memorandum detailing coordination  
26 with ASM Global, or its successor, and the DIA for additional  
27 overflow parking.

28 (3) A minor modification to this PUD detailing plans for  
29 seating capacity, construction of the Phase II parking garage, and  
30 coordination with ASM Global, or its successor, and the DIA for any  
31 overflow parking needs will be filed prior to submission of plans

1 for garage construction.

2 (4) Traffic studies may be required for any phase after Phase  
3 I, to be determined at Civil Site Plan Review. If a traffic study  
4 is required, prior to its commencement, the traffic professional  
5 shall conduct a methodology meeting to determine the limits of the  
6 study. The methodology meeting shall include the Chief of the Traffic  
7 Engineering Division, the Chief of the Transportation Division and  
8 the traffic reviewer from Development Services.

9 **Section 5. Contingency.** This rezoning shall not become  
10 effective until thirty-one (31) days after adoption of the companion  
11 Small-Scale Amendment; and further provided that if the companion  
12 Small-Scale Amendment is challenged by the state land planning agency,  
13 this rezoning shall not become effective until the state land planning  
14 agency or the Administration Commission issues a final order  
15 determining the companion Small-Scale Amendment is in compliance with  
16 Chapter 163, *Florida Statutes*.

17 **Section 6. Disclaimer.** The rezoning granted herein  
18 shall not be construed as an exemption from any other applicable  
19 local, state, or federal laws, regulations, requirements, permits or  
20 approvals. All other applicable local, state or federal permits or  
21 approvals shall be obtained before commencement of the development  
22 or use and issuance of this rezoning is based upon acknowledgement,  
23 representation and confirmation made by the applicant(s), owner(s),  
24 developer(s) and/or any authorized agent(s) or designee(s) that the  
25 subject business, development and/or use will be operated in strict  
26 compliance with all laws. Issuance of this rezoning does not approve,  
27 promote or condone any practice or act that is prohibited or  
28 restricted by any federal, state or local laws.

29 **Section 7. Effective Date.** The enactment of this Ordinance  
30 shall be deemed to constitute a quasi-judicial action of the City  
31 Council and shall become effective upon signature by the Council

1 President and the Council Secretary.

2

3 Form Approved:

4

5           /s/  Mary E. Staffopoulos          

6 Office of General Counsel

7 Legislation Prepared By: Caroline Fulton

8 GC-#1598879-v1-2023-653-E.docx