

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-88-E

AN ORDINANCE REZONING APPROXIMATELY 14.38± ACRES
LOCATED IN COUNCIL DISTRICT 1 AT 7820 AND 7960
ARLINGTON EXPRESSWAY, BETWEEN ARLINGTON ROAD N.
AND CENTURY STREET (R.E. NO(S). 142483-0100 AND
142483-0003), AS DESCRIBED HEREIN, OWNED BY 8000-
1, LLC AND 8000 REALCO, LLC, FROM COMMERCIAL
RESIDENTIAL AND OFFICE (CRO) DISTRICT, COMMERCIAL
COMMUNITY/GENERAL-2 (CCG-2) DISTRICT AND PLANNED
UNIT DEVELOPMENT (PUD) DISTRICT (2020-295-E) TO
PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
PERMIT MULTIFAMILY DWELLINGS WITH INTEGRATED
COMMERCIAL AND OFFICE USES, AS DESCRIBED IN THE
ARLINGTON EXPRESSWAY PUD, PURSUANT TO FUTURE LAND
USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT
APPLICATION NUMBER L-5801-23C; 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, the City of Jacksonville adopted a Small-Scale
Amendment to the *2045 Comprehensive Plan* for the purpose of revising
portions of the Future Land Use Map series (FLUMs) in order to ensure
the accuracy and internal consistency of the plan, pursuant to the
companion land use application L-5801-23C; and

WHEREAS, in order to ensure consistency of zoning district
with the *2045 Comprehensive Plan* and the adopted companion Small-Scale

1 Amendment L-5801-23C, an application to rezone and reclassify from
2 Commercial Residential and Office (CRO) District, Commercial
3 Community/General-2 (CCG-2) District and Planned Unit Development
4 (PUD) District (2020-295-E) to Planned Unit Development (PUD)
5 District was filed by Steve Diebenow, Esq., on behalf of 8000-1, LLC
6 and 8000 Realco, LLC, owners of approximately 14.38± acres of certain
7 real property in Council District 1, as more particularly described
8 in Section 1 below; and

9 **WHEREAS**, the Planning and Development Department, in order to
10 ensure consistency of this zoning district with the *2045 Comprehensive*
11 *Plan*, has considered the rezoning and has rendered an advisory
12 opinion; and

13 **WHEREAS**, the Planning Commission has considered the
14 application and has rendered an advisory opinion; and

15 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
16 notice, held a public hearing and made its recommendation to the
17 Council; and

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

24 **WHEREAS**, based on the staff report of the Planning and
25 Development Department and other competent and substantial evidence
26 received at the public hearings, the Council finds that the proposed
27 PUD does not affect adversely the orderly development of the City as
28 embodied in the *Zoning Code*; will not affect adversely the health and
29 safety of residents in the area; will not be detrimental to the
30 natural environment or to the use or development of the adjacent
31 properties in the general neighborhood; and the proposed PUD will

1 accomplish the objectives and meet the standards of Section 656.340
2 (Planned Unit Development) of the *Zoning Code* of the City of
3 Jacksonville; now therefore

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

5 **Section 1. Subject Property Location and Description.** The
6 approximately 14.38± acres are located in Council District 1 at 7820
7 and 7960 Arlington Expressway, between Arlington Road N. and Century
8 Street (R.E. No(s). 142483-0100 and 142483-0003), as more
9 particularly described in **Exhibit 1**, dated January 25, 2023, and
10 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
11 and incorporated herein by this reference (the "Subject Property").

12 **Section 2. Owner and Applicant Description.** The Subject
13 Property is owned by 8000-1, LLC and 8000 Realco, LLC. The applicant
14 is Steve Diebenow, Esq., 1 Independent Drive, Suite 1200,
15 Jacksonville, Florida 32202; (904) 301-1269.

16 **Section 3. Property Rezoned.** The Subject Property,
17 pursuant to adopted companion Small-Scale Amendment L-5801-23C, is
18 hereby rezoned and reclassified from Commercial Residential and
19 Office (CRO) District, Commercial Community/General-2 (CCG-2)
20 District and Planned Unit Development (PUD) District (2020-295-E) to
21 Planned Unit Development (PUD) District. This new PUD district shall
22 generally permit multi-family dwellings with integrated commercial
23 and office uses, and is described, shown and subject to the following
24 documents, **attached hereto**:

25 **Exhibit 1** - Legal Description dated January 25, 2023.

26 **Exhibit 2** - Subject Property Map (prepared by P&DD).

27 **Revised Exhibit 3** - Revised Written Description dated March 3,
28 2025.

29 **Revised Exhibit 4** - Revised Site Plan dated March 18, 2025.

30 **Section 4. Contingency.** This rezoning shall not become
31 effective until thirty-one (31) days after adoption of the companion

1 Small-Scale Amendment; and further provided that if the companion
2 Small-Scale Amendment is challenged by the state land planning agency,
3 this rezoning shall not become effective until the state land planning
4 agency or the Administration Commission issues a final order
5 determining the companion Small-Scale Amendment is in compliance with
6 Chapter 163, *Florida Statutes*.

7 **Section 5. Disclaimer.** The rezoning granted herein shall
8 not be construed as an exemption from any other applicable local,
9 state, or federal laws, regulations, requirements, permits or
10 approvals. All other applicable local, state or federal permits or
11 approvals shall be obtained before commencement of the development
12 or use, and issuance of this rezoning is based upon acknowledgement,
13 representation and confirmation made by the applicant(s), owner(s),
14 developer(s) and/or any authorized agent(s) or designee(s) that the
15 subject business, development and/or use will be operated in strict
16 compliance with all laws. Issuance of this rezoning does not approve,
17 promote or condone any practice or act that is prohibited or
18 restricted by any federal, state or local laws.

19 **Section 6. Effective Date.** The enactment of this Ordinance
20 shall be deemed to constitute a quasi-judicial action of the City
21 Council and shall become effective upon signature by the Council
22 President and the Council Secretary.

23
24 Form Approved:

25
26 /s/ Dylan Reingold

27 Office of General Counsel

28 Legislation Prepared By: Connor Corrigan

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