

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-498-E

AN ORDINANCE REZONING APPROXIMATELY 23.00± ACRES
LOCATED IN COUNCIL DISTRICT 13 AT 14420 AND 14444
BEACH BOULEVARD, BETWEEN SAN PABLO ROAD SOUTH AND
EUNICE ROAD (R.E. NO(S). 177033-0200 AND 177032-
1000), AS DESCRIBED HEREIN, OWNED BY INTERCOASTAL
PLAZA, LLC, FROM PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT (1988-442-E) TO PLANNED UNIT
DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
COMMERCIAL USES, INCLUDING THE SALE AND SERVICE
OF ALL ALCOHOLIC BEVERAGES, INCLUDING LIQUOR,
BEER AND WINE, FOR ON-PREMISES CONSUMPTION AND
OFF-PREMISES CONSUMPTION ON PROPERTY LOCATED
LESS THAN 1,500 FEET FROM A CHURCH WITHOUT THE
REQUIREMENT TO OBTAIN A WAIVER OF MINIMUM
DISTANCE FOR A LIQUOR LICENSE LOCATION PURSUANT
TO SECTION 656.805, *ORDINANCE CODE*, AS DESCRIBED
IN THE BEACH BOULEVARD/SAN PABLO ROAD PUD;
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, Intercoastal Plaza, LLC, the owner of approximately
23.00± acres located in Council District 13 at 14420 and 14444 Beach
Boulevard, between San Pablo Road South and Eunice Road (R.E. No(s).
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.

Exhibit 2 - Subject Property per P&DD.

Revised Exhibit 3 - Revised Written Description dated September 15, 2025.

Revised Exhibit 4 - Revised Site Plan dated September 9, 2025.

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

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

Section 4. 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 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

GC-#1711961-v1-2025-498-E.docx