

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-88**

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 **Exhibit 3** - Written Description dated November 7, 2024.

28 **Exhibit 4** - Site Plan dated August, 2024.

29 **Section 4. Contingency.** This rezoning shall not become  
30 effective until thirty-one (31) days after adoption of the companion  
31 Small-Scale Amendment; and further provided that if the companion

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

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

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

22  
23 Form Approved:

24  
25           /s/ Dylan Reingold          

26 Office of General Counsel

27 Legislation Prepared By: Connor Corrigan

28 GC-#1669502-v1-2025-88\_(Z-4745).docx