

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

4 **ORDINANCE 2026-373**

5 AN ORDINANCE REZONING APPROXIMATELY 0.37± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 5 AT 4578 SAN
7 JOSE BOULEVARD, BETWEEN WORTH DRIVE EAST AND
8 ARDSLEY ROAD (R.E. NO.(S) 100208-0000), AS
9 DESCRIBED HEREIN, OWNED BY SHOPS OF GRANADA, LLC,
10 FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
11 (2017-0557-E) TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT INCREASED SEATING CAPACITY
14 TO PERMIT SERVICE OF ALL ALCOHOLIC BEVERAGES, AS
15 DESCRIBED IN THE SHOPS OF GRANADA PUD, PURSUANT
16 TO APPLICATION NUMBER Z-6775; PROVIDING A
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
18 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, Shops of Granada, LLC, the owner of approximately 0.37±
22 of an acre located in Council District 5 at 4578 San Jose Boulevard,
23 between Worth Drive East and Ardsley Road (R.E. No.(s) 100208-0000),
24 as more particularly described in **Exhibit 1**, dated January 9, 2026,
25 and graphically depicted in **Exhibit 2**, both of which are attached
26 hereto (the "Subject Property"), has applied for a rezoning and
27 reclassification of the Subject Property from Planned Unit
28 Development (PUD) District (2017-0557-E) to Planned Unit Development
29 (PUD) District, pursuant to application number Z-6775, 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 and
4 public hearing, has made its recommendation to the Council; and

5 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
6 with the *2045 Comprehensive Plan*; (2) furthers the goals, objectives
7 and policies of the *2045 Comprehensive Plan*; and (3) is not in
8 conflict with any portion of the City's land use regulations; and

9 **WHEREAS**, the Council finds the proposed rezoning does not
10 adversely affect the orderly development of the City as embodied in
11 the Zoning Code; will not adversely affect the health and safety of
12 residents in the area; will not be detrimental to the natural
13 environment or to the use or development of the adjacent properties
14 in the general neighborhood; and will accomplish the objectives and
15 meet the standards of Section 656.340 (Planned Unit Development) of
16 the Zoning Code; now, therefore

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Planned Unit Development (PUD)
20 District (2017-0557-E) to Planned Unit Development (PUD) District.
21 This new PUD district shall generally permit increased seating
22 capacity to permit the service of all alcoholic beverages as described
23 in the Shops at Granada PUD, and is described, shown and subject to
24 the following documents, attached hereto:

25 **Exhibit 1** - Legal Description dated January 9, 2026.

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

27 **Exhibit 3** - Written Description dated January 16, 2026.

28 **Exhibit 4** - Site Plan dated January 9, 2026.

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by Shops of Granada, LLC and is legally described in **Exhibit**
31 **1**, attached hereto. The applicant is Steve Diebenow, Esq., One

1 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904)
2 301-1269; sdiebenow@drivermcafee.com.

3 **Section 3. Disclaimer.** The rezoning granted herein shall
4 **not** be construed as an exemption from any other applicable local,
5 state, or federal laws, regulations, requirements, permits or
6 approvals. All other applicable local, state or federal permits or
7 approvals shall be obtained before commencement of the development
8 or use and issuance of this rezoning is based upon acknowledgement,
9 representation and confirmation made by the applicant(s), owners(s),
10 developer(s) and/or any authorized agent(s) or designee(s) that the
11 subject business, development and/or use will be operated in strict
12 compliance with all laws. Issuance of this rezoning does **not** approve,
13 promote or condone any practice or act that is prohibited or
14 restricted by any federal, state or local laws.

15 **Section 4. Effective Date.** The enactment of this Ordinance
16 shall be deemed to constitute a quasi-judicial action of the City
17 Council and shall become effective upon signature by the Council
18 President and Council Secretary.

19
20 Form Approved:

21
22 /s/ Terrence Harvey

23 Office of General Counsel

24 Legislation Prepared By: Erin Abney

25 GC-#1750578-v1-2026-373_(Z-6775).docx