

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-130**

5 AN ORDINANCE REZONING APPROXIMATELY 1.32± ACRES
6 LOCATED IN COUNCIL DISTRICT 3 AT 0 BEACH
7 BOULEVARD AND 12226 BEACH BOULEVARD, BETWEEN
8 PEMBERTON STREET AND SANS PAREIL STREET (R.E.
9 NO.(S) 166249-0000 AND 166250-0000), AS
10 DESCRIBED HEREIN, OWNED BY SANS PAREIL PROPERTY,
11 LLC, FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
12 (2001-0608-E) TO PLANNED UNIT DEVELOPMENT (PUD)
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE, TO PERMIT AN ESTABLISHMENT OR
15 FACILITY WHICH INCLUDES THE RETAIL SALE OF ALL
16 ALCOHOLIC BEVERAGES, NOT IN CONJUNCTION WITH A
17 RESTAURANT, INCLUDING LIQUOR, BEER OR WINE FOR
18 ON-PREMISES CONSUMPTION OR OFF-PREMISES
19 CONSUMPTION, AS DESCRIBED IN THE SANS PAREIL
20 PROPERTY PUD; PROVIDING A DISCLAIMER THAT THE
21 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
22 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
23 PROVIDING AN EFFECTIVE DATE.
24

25 **WHEREAS**, Sans Pareil Property, LLC, the owner of approximately
26 1.32± acres located in Council District 3 at 0 Beach Boulevard and
27 12226 Beach Boulevard, between Pemberton Street and Sans Pareil Street
28 (R.E. No.(s) 166249-0000 and 166250-0000), as more particularly
29 described in **Exhibit 1**, dated January 22, 2026, and graphically
30 depicted in **Exhibit 2**, both of which are attached hereto (the "Subject
31 Property"), has applied for a rezoning and reclassification of the

1 Subject Property from Planned Unit Development (PUD) District (2001-
2 0608-E) to Planned Unit Development (PUD) District, as described in
3 Section 1 below; and

4 **WHEREAS**, the Planning Commission, acting as the local planning
5 agency, has reviewed the application and made an advisory
6 recommendation to the Council; and

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

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

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

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

22 **Section 1. Property Rezoned.** The Subject Property is
23 hereby rezoned and reclassified from Planned Unit Development (PUD)
24 District (2001-0608-E) to Planned Unit Development (PUD) District.
25 This new PUD district shall generally permit an establishment or
26 facility which includes the retail sale of all alcoholic beverages,
27 not in conjunction with a restaurant, including liquor, beer or wine
28 for on-premises consumption or off-premises consumption as described
29 in the Sans Pareil Property PUD, and is described, shown and subject
30 to the following documents, attached hereto:

31 **Exhibit 1** - Legal Description dated January 22, 2026.

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

2 **Exhibit 3** - Written Description dated December 11, 2025.

3 **Exhibit 4** - Site Plan dated January 14, 2026.

4 **Section 2. Owner and Description.** The Subject Property is
5 owned by Sans Pareil Property, LLC and is legally described in **Exhibit**
6 **1**, attached hereto. The applicant is Josh Cockrell, Post Office Box
7 28327, Jacksonville, Florida, 32226; (803) 917-2420.

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

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

24
25 Form Approved:

26
27 /s/ Dylan Reingold

28 Office of General Counsel

29 Legislation Prepared By: Erin Abney

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