

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

4 **ORDINANCE 2024-828**

5 AN ORDINANCE REZONING APPROXIMATELY 29.77± ACRES
6 LOCATED IN COUNCIL DISTRICT 3 AT 0 AND 4920 SAN
7 PABLO ROAD SOUTH, AT THE SOUTHWEST CORNER OF THE
8 INTERSECTION BETWEEN J. TURNER BUTLER BOULEVARD
9 AND SAN PABLO ROAD SOUTH (R.E. NO(S). 167766-
10 0500 AND 167766-0400), OWNED BY SP 1776, LLC,
11 FROM COMMERCIAL OFFICE (CO) DISTRICT TO PLANNED
12 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
14 MULTI-FAMILY DWELLINGS, RESTAURANTS, OFFICES AND
15 COMMERCIAL USES; AS DESCRIBED IN THE SAN PABLO
16 MIXED-USE PUD; PROVIDING A DISCLAIMER THAT THE
17 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS,** SP 1776, LLC, the owner of approximately 29.77± acres
22 located in Council District 3 at 0 and 4920 San Pablo Road South, at
23 the southwest corner of the intersection between J. Turner Butler
24 Boulevard and San Pablo Road South (R.E. No(s). 167766-0500 and
25 167766-0400), as more particularly described in **Exhibit 1**, dated
26 November 6, 2023, and graphically depicted in **Exhibit 2**, both of
27 which are attached hereto (the "Subject Property"), has applied for
28 a rezoning and reclassification of the Subject Property from
29 Commercial Office (CO) District to Planned Unit Development (PUD)
30 District, as described 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
4 and public hearing, has made its recommendation to the Council; and

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

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

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

19 **Section 1. Property Rezoned.** The Subject Property is
20 hereby rezoned and reclassified from Commercial Office (CO) District
21 to Planned Unit Development (PUD) District. This new PUD district
22 shall generally permit multi-family dwellings, restaurants, offices
23 and commercial uses and is described, shown and subject to the
24 following documents, attached hereto:

25 **Exhibit 1** - Legal Description dated November 6, 2023.

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

27 **Exhibit 3** - Written Description dated October 3, 2024.

28 **Exhibit 4** - Site Plan dated October 3, 2024.

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by SP 1776, LLC, and is legally described in **Exhibit 1**, attached
31 hereto. The applicant is Steve Diebenow, Esq., 1 Independent Drive,

1 Suite 1200, Jacksonville, Florida, 32202; (904) 301-1269.

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

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

18
19
20 Form Approved:

21
22 /s/ Dylan Reingold

23 Office of General Counsel

24 Legislation Prepared By: Bruce Lewis

25 GC-#1653279-v1-2024-828_(Z-5305).docx