

**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2026-0009 TO**  
**PLANNED UNIT DEVELOPMENT**

**FEBRUARY 5, 2026**

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendations regarding Application for Rezoning Ordinance **2026-0009** to Planned Unit Development.

***Location:*** 0 Port Jacksonville Parkway

***Real Estate Numbers:*** 108450-0225

***Current Zoning Districts:*** Planned Unit Development (PUD) 2014-0060

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR)

***Proposed Land Use Category:*** Light Industrial (LI) (27.47 acres)  
Conservation (CSV) (2.40 acres)

***Planning District:*** North, District 6

***Council District:*** District-2

***Applicant/Agent:*** Steve Diebenow, Esq.  
Drive, McAfee, Hawthorne and Diebenow PLLC  
One Independent Drive, STE 1200  
Jacksonville, FL 32202

***Owner:*** Stone Mountain Industrial Park, Inc.  
5170 Peachtree Road, BLDG 100, STE 400  
Atlanta, GA 30341

***Staff Recommendation:*** **APPROVE W/ CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **Ord. 2026-0009** seeks to rezone approximately 29.87± acres from Planned Unit Development (PUD) Ord. 2014-0060 to a new Planned Unit Development (PUD). The rezoning to PUD is being sought to preserve wetlands and to permit commercial and

industrial development on the Property in lieu of residential dwelling units to create a more internally compatible commerce park. The Site Plan depicts a proposed industrial building within the eastern portion of the property and four (4) conceptual commercial tracts west of the proposed building. As requested in the companion land use amendment, a total of 2.4± acres generally located in the northwest and northeast corners of the property will be placed into conservation land use.

The current PUD, 2014-0060, identified this parcel for single family residential development at a density of 2 units per acre for a maximum of 50 units. The remainder of the PUD (278.96 acres) allows for warehousing/distribution/light assembly uses for a maximum of 4,500,000 enclosed square footage. Removal of this property from the overall PUD will not affect the development rights remaining under the existing PUD.

**PUD Ord. 2014-0060 was approved with the following conditions:**

- (a.) The subject property shall be developed in accordance with Section 656.399.46 (Area of situational compatibility overlay zone buffer requirements), Zoning Code.
- (b.) Outside storage areas which require screening shall be screened with a fence, berm or landscaping or a combination thereof, a minimum of six (6) feet in height and 95% opaque.

**The Planning Department has reviewed the conditions of the enacted ordinance and forwards the following comments:**

- Both conditions are related to the remaining industrial parcels which are located within the situational compatibility overlay zone. The proposed PUD Written Description addresses the outside storage area screening requirements of condition (b) therefore the department does not recommend forwarding these conditions.

**CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

***(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?***

Yes. The 29.87-acre subject site is located at the northeast corner of the intersection of Port Jacksonville Parkway and Alta Drive. According to the City's Functional Highway Classifications, both roads are classified as collector roadways. The site is located in Council District 2 and Planning District 6 (North) within the Suburban Area. There is a companion land use application, L-6072-25C, pending concurrently with this rezoning request, pursuant to Ordinance 2026-008, which seeks to change 27.47 acres of the subject site to Light Industrial (LI) and 2.40 acres to Conservation (CSV).

According to the Category Descriptions within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, LI is a category which provides for the location of industrial uses that are

able to be performed in such a manner as to control the external efforts of the process, such as smoke, noise, soot, dirt, vibration, odor, etc. Uses within this category, other than outside storage, shall be conducted within an enclosed building. Generally, light industrial uses involves materials that have previously been prepared, or raw materials that do not need refined. These do not create noticeable amount of noise, dust, odor, smoke, glare or vibration outside of the building or on the site in which the activity takes place. All public facilities and non-residential uses permitted in residential and commercial land use categories may also be permitted as secondary uses.

General uses within LI include light assembly and manufacturing; packaging; manufacturing of paints; enamels and allied products; concrete batching plants; storage/warehousing; distribution; research and development activities; transportation terminals; radio/T.V. studios; transmission and relay towers; yard waste composting; recycling facilities; offices; medical clinics; medical clinics; veterinary offices; and vocational/trade schools and building trade contractors.

All permitted and permissible uses in the PUD written description for the portion of the site to be designated LI are consistent with the allowed uses and intensity requirements of the proposed LI category of the 2045 Comprehensive Plan.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

Development Area:

Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as defined in this Plan.

**Objective 1.1**

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourage proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**Goal 3**

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

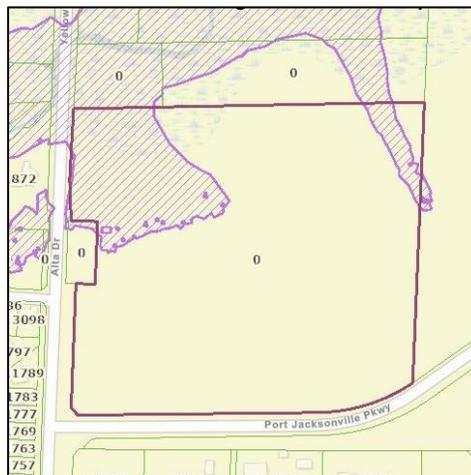
**Policy 1.2.8**

Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

#### COASTAL HIGH HAZARD AREA (CHHA)

Approximately 4.75 acres located within the northwestern and northeastern areas of the subject site is within a Coastal High Hazard Area (CHHA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The Coastal High Hazard Area (CHHA) is the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as established by the most current Northeast Florida Hurricane Evacuation Study. It is shown on The Coastal High Hazard Areas (CHHA) Map (2021) and Hurricane Evacuation Zones Map.

The area is also located within the Category II wetlands as well as the AE and AE-Floodway Flood Zones. The flood zones are associated with Rushing Branch Stream which drains into Dunn Creek. The CHHA of the companion land use amendment is to be placed in the Conservation (CSV) land use category.



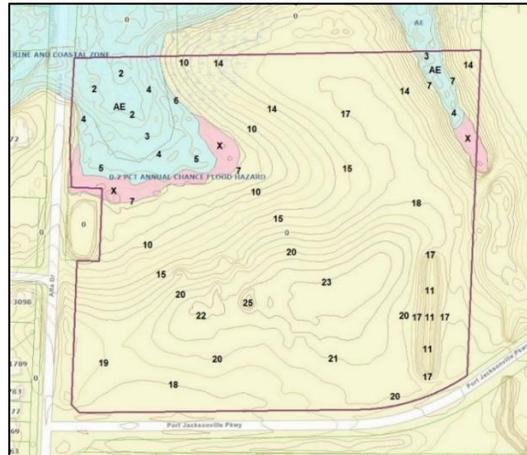
#### FLOOD ZONES

Approximately 3.16 acres is within the AE Flood Zone and 0.89 of an acre is within the 0.2 Percent Chance Annual Hazard Area (X Flood Zone) located in the northwestern and northeastern portion of the subject site. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100 years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

AE Flood Zones are areas within the 100-year floodplain or SFHA where flood insurance is mandatory.

The 0.2 PCT Annual Chance Flood Hazard area is within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.

The flood zones are associated with Rushing Branch stream which drains into Dunn Creek.



***(C) Does the proposed rezoning conflict with any portion of the City’s land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City’s land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

***(1) Consistency with the 2045 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Light Industrial (LI) and Conservation (CSV). The Planning Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (A) & (B) above.

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

**This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.**

### ***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for industrial and commercial uses. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

### ***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of the proposal Planned Unit Development shall be based on the following factors:

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

**The use of existing and proposed landscaping:** Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that internal buffering, landscaping, and screening between uses and/or parcels within the Property shall not be required. Required landscaping for any truck court may be located near the perimeter of the truck court or adjacent to a building on the Property, so long as the landscape area is within twenty (20) feet of the perimeter of the truck court.

**The treatment of pedestrian ways:** Required sidewalks shall be provided in accordance with the Comprehensive Plan.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced from Alta Drive and Port Jacksonville Parkway.

Application was reviewed by the Traffic Reviewer in Development Services and the Transportation Division who issued the following comments:

- A traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).
- The PUD area is entitled to access via Alta Drive and Port Jacksonville Parkway. Access may be limited to one driveway on each frontage if deemed appropriate by Development Services review.

The subject site is approximately 29.47 acres and is located on Port Jacksonville Parkway, a collector roadway. Port Jacksonville Parkway between Alta Drive and New Berlin Road is

currently operating at 21% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 21,700 (vpd) and average daily traffic of 4,646 vpd.

The applicant is requesting a maximum 210,000 SF industrial building (ITE Code 110) which could produce 756 daily trips.

### **(5) External Compatibility**

Based on the written description of the intended plan of development and site plan, the Planning Department finds that external compatibility is achieved by the following:

**The type, number and location of surrounding external uses:** The subject property is located at the corner of Alta Drive and Port Jacksonville Parkway, at the entrance of the North Point Industrial Park. The surrounding residential uses are located to the south across Port Jacksonville Parkway and to the west across Alta Drive.

**The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:**

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	CGC	RR-Acre	Wetlands
<b>East</b>	CGC	PUD 2014-0060	Industrial Warehousing
<b>South</b>	CGC	RR-Acre	Single Family Residential
<b>West</b>	CGC	PUD 2000-0907	Single Family Residential

### **(6) Intensity of Development**

The proposed development would be consistent with the Light Industrial (LI) and Conservation (CSV) functional land use category for industrial and commercial uses. The PUD is appropriate at this location because it is consistent with the surrounding uses and will provide opportunities for businesses in the area including the Jacksonville Port.

**The availability and location of utility services and public facilities and services:**

Essential services including gas, telephone, water, sewer, cable, and electricity as required to serve the PUD shall be permitted on the site. Water, sanitary sewer, and electricity will be provided by JEA.

### ***(7) Usable open spaces plazas, recreation areas.***

Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

### ***(8) Impact on wetlands***

Review of City's GIS data and the Environmental Resource Permit issued by the St. Johns River Water Management District indicates the potential existence of wetlands on the subject site and as

such, indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

**Wetlands Characteristics:**

Approximate Size: 0.56 of an acre: Category I Wetlands  
1.62 acres: Category II Wetlands  
0.13 of an acre: Category III Wetlands

General Location(s): Category I wetlands and Category II wetlands in the northwestern and northeastern portions of the application site buffer Rushing Branch Stream located north of the project site. The small, isolated Category III wetland pocket found in the southeastern area of the subject site is manmade by excavation down into the high water table. Since the application site was once used for pasture, the excavation to the high water table may have been used as a livestock watering facility.

Quality/Functional Value: Category I wetland is a salt marsh which has an extremely high functional value due to its water filtration attenuation of coastal waters and reduction of storm surge in coastal high hazard areas during cataclysmic coastal storms. They are associated with the AE Flood Zone and have a direct impact on the City's waterways.

The Category II wetlands have an extremely high functional value for water filtration attenuation and flood water capacity, are located within the 100-year AE Flood Zone and the adjacent salt marsh and have a direct impact on the City's waterways.

The Category III wetlands, artificially created by excavation down to the high water table, have an extremely low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size, and by site grading. In addition, the wetland pocket has no clear or significant impact on the City's waterways.

Soil Types/

## Characteristics:

Category I Wetland Soils

(68) Tisonia mucky peat – The Tisonia series consists of nearly level, very poorly drained, organic soils. These soils formed from nonwoody, halophytic plant remains underlain by fine textured sediments. They are in tidal marshes. The soil is very slowly permeable. The high water table generally is at or near the surface, and areas are flooded twice daily by fluctuating tides for very brief periods.

Category II Wetland Soils

(40) Maurepas muck, frequently flooded – The Maurepas series consists of nearly level, very poorly drained, organic soils formed in decomposed organic materials. These soils are located in flood plains and are influenced by tidal action. The soil is rapidly permeable. The high water table generally is at or near the surface, and areas are subject to frequent flooding for brief periods.

(62) Rutlege mucky fine sand, 0 to 2% slopes, frequently flooded – The Rutlege series consists of nearly level, very poorly drained, sandy soils. They formed in thick sandy marine sediments. They are on flood plains. The soil is rapidly permeable. The high water table generally is at or near the surface, and areas are subject to frequent flooding for brief periods.

Category III Wetland Soils

(24) Hurricane and Ridgewood soils and

(46) Ortega fine sand – these are not wetland soils. This small, isolated wetland was created by excavation down to the high water.

## Wetland Category:

Categories I, II, and III.

Consistency of  
Permitted Uses:

Category I and II Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.5 shown below – conservation uses permitted. The small, created Category III Wetland has very little functional value. Therefore, wetland policies do not apply.

Environmental Resource  
Permit (ERP):

According to the St. Johns River Water Management District web site, no application has been submitted for a Wetland Boundary Determination and/or an Environmental Resource Permit.

Relevant Policies:

CCME Policies 4.1.3 and 4.1.5



***(9) Listed species regulations***

No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

Parking shall be provided pursuant to Part 6 with no maximum parking requirement. Notwithstanding the above, any use may be parked according to the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by Transportation Professionals for uses within this PUD.

***(11) Sidewalks, trails, and bikeways***

Pedestrian access shall be installed in accordance with the 2045 Comprehensive Plan.

### SUPPLEMENTARY INFORMATION

The applicant provided photo evidence and sign posting affidavit to the Planning Department on December 10, 2025 that the Public Notice Signs had been posted on the property.



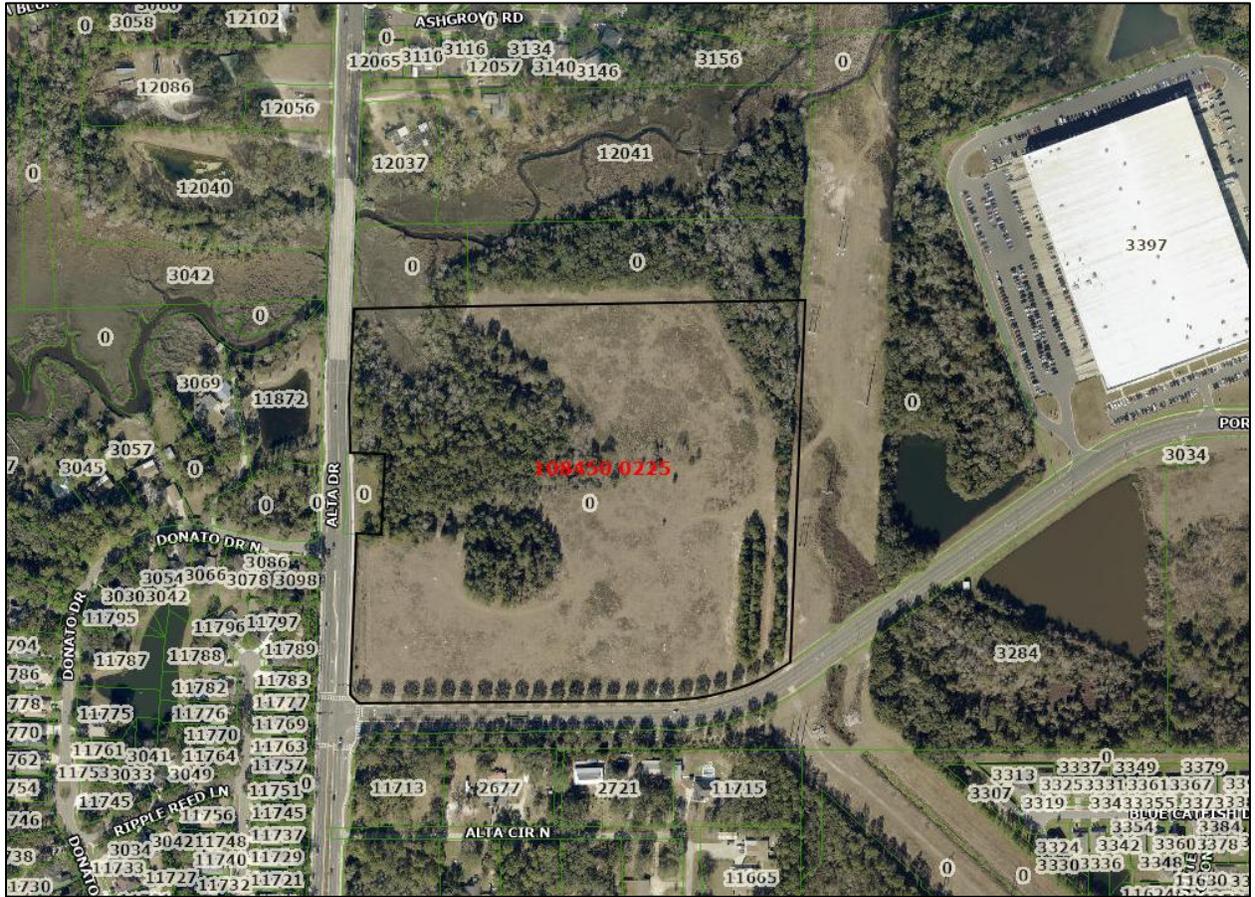
### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that the Application for Rezoning Ordinance **2026-0009** be **APPROVED** with the following exhibits:

1. **The Original Legal Description dated November 10, 2025.**
2. **The Original Written Description dated November 10, 2025.**
3. **The Original Site Plan dated August 19, 2025.**

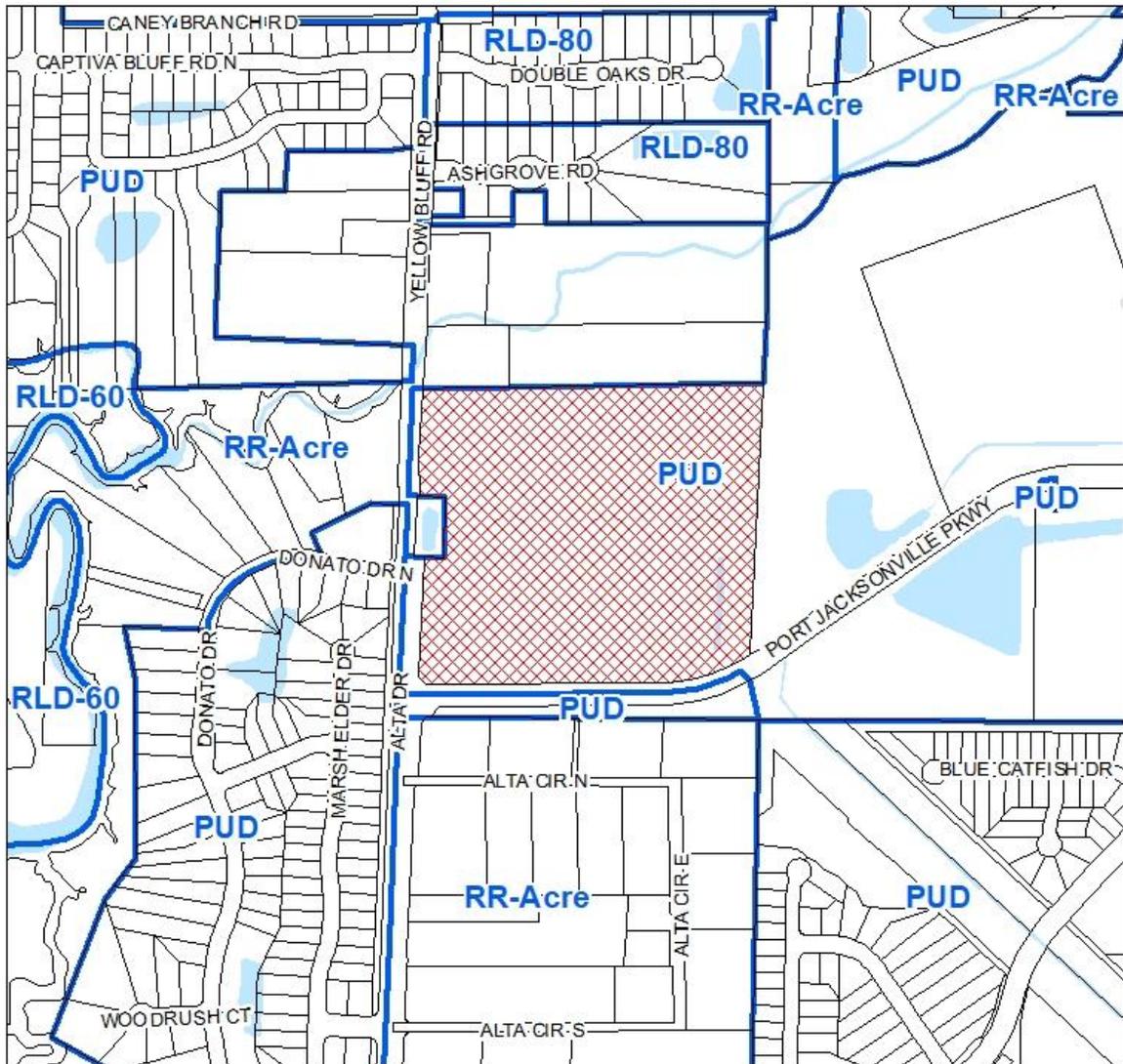
Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2026-0009** be **APPROVED** with **CONDITIONS**.

1. **A traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).**
2. **The PUD area is entitled to access via Alta Drive and Port Jacksonville Parkway. Access may be limited to one driveway on each frontage if deemed appropriate by Development Services review.**



Aerial View of Subject Property

Source: JaxGIS Maps

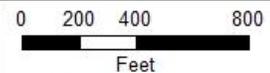
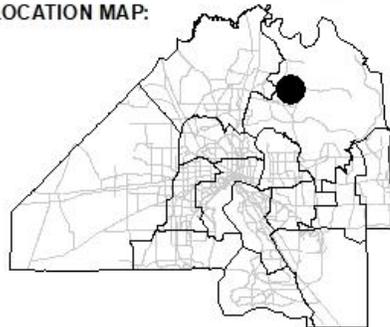


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2025-6498

EXHIBIT 2  
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