

Introduced and amended by the Land Use and Zoning Committee:

**ORDINANCE 2025-178-E**

AN ORDINANCE REZONING APPROXIMATELY 17.00± ACRES  
LOCATED IN COUNCIL DISTRICT 3 AT 0 FIRST COAST  
TECHNOLOGY PARKWAY, BETWEEN GLEN KERNAN PARKWAY  
NORTH AND J. TURNER BUTLER BOULEVARD (R.E. NO(S).  
173970-0477 AND 173970-0485 AND A PORTION OF R.E.  
NO(S). 173970-0495), AS DESCRIBED HEREIN, OWNED  
BY UNIVERSITY OF NORTH FLORIDA FOUNDATION, INC.,  
FROM INDUSTRIAL BUSINESS PARK (IBP) DISTRICT TO  
PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
PERMIT MULTI-FAMILY DWELLINGS AND OFFICES, AS  
DESCRIBED IN THE UNF HOUSING PUD; PUD SUBJECT TO  
CONDITION; 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**, University of North Florida Foundation, Inc., the  
owner of approximately 17.0± acres located in Council District 3 at  
0 First Coast Technology Parkway, between Glen Kernan Parkway North  
and J. Turner Butler Boulevard (R.E. No(s). 173970-0477 and 173970-  
0485 and a portion of R.E. NO(S). 173970-0495), as more particularly  
described in **Exhibit 1**, dated January 24, 2025, and graphically  
depicted in **Exhibit 2**, both of which are attached hereto (the "Subject  
Property"), has applied for a rezoning and reclassification of the  
Subject Property from Industrial Business Park (IBP) District to  
Planned Unit Development (PUD) District, as described in Section 1

below; and

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

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

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

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

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

**Section 1. Property Rezoned.** The Subject Property is hereby rezoned and reclassified from Industrial Business Park (IBP) District to Planned Unit Development (PUD) District. This new PUD district shall generally permit multi-family dwellings and offices, and is described, shown and subject to the following documents, attached hereto:

**Exhibit 1** - Legal Description dated January 24, 2025.

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

**Exhibit 3** - Written Description dated February 18, 2025.

**Exhibit 4** - Site Plan dated February, 10, 2025.

**Section 2. Rezoning Approved Subject to Condition.** This

rezoning is approved subject to the following condition. Such condition shall control over the Written Description and the Site Plan and may only be amended through a rezoning:

- (1) A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

**Section 3. Owner and Description.** The Subject Property is owned by University of North Florida Foundation, Inc., and is legally described in **Exhibit 1**, attached hereto. The applicant is Steve Diebenow, Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904) 301-1269.

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

**Section 5. Effective Date.** The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and Council Secretary.

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Form Approved:

          /s/ Dylan Reingold          

Office of General Counsel

Legislation Prepared By: Erin Abney

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