

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-557

AN ORDINANCE REZONING APPROXIMATELY 15.41± ACRES
LOCATED IN COUNCIL DISTRICT 11 AT 7020 A C
SKINNER PARKWAY, BETWEEN A C SKINNER PARKWAY AND
BELFORT ROAD (R.E. NO(S). 152575-0825), AS
DESCRIBED HEREIN, OWNED BY PLYMOUTH LIBERTY
BUSINESS PARK, LLC, FROM INDUSTRIAL BUSINESS PARK
(IBP) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE, TO PERMIT MIXED USE PROJECT WITHIN
THE EXISITING BUSINESS PARK, AS DESCRIBED IN
PLYMOUTH LIBERTY BUSINESS PARK PUD, PURUSUANT TO
APPLICATION NUMBER Z-7275; 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, Plymouth Liberty Business Park, LLC, the owner of
approximately 15.41± acres located in Council District 11 at 7020 AC
Skinner Parkway, between A C Skinner Parkway and Belfort Parkway
(R.E. No(s). 152575-0825), as more particularly described in **Exhibit**
1, dated May 29, 2026, 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, pursuant to application number Z-7275, as described
in Section 1 below; and

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 Industrial Business Park (IBP)
21 District to Planned Unit Development (PUD) District. This new PUD
22 district shall generally permit a mixed-use dining, entertainment,
23 and retail establishments within the current business park, and is
24 described, shown and subject to the following documents, attached
25 hereto:

26 **Exhibit 1** - Legal Description dated May 29, 2026.

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

28 **Exhibit 3** - Written Description dated May 12, 2026.

29 **Exhibit 4** - Site Plan dated May 29, 2026.

30 **Section 2. Owner and Description.** The Subject Property is
31 owned by Plymouth Liberty Business Park, LLC, and is legally

described in **Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904) 807-0185; ckt@drivermcafee.com.

Section 3. 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 4. 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.

Form Approved:

 /s/ Terrence Harvey

Office of General Counsel

Legislation Prepared By: Erin Abney

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