

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-9

AN ORDINANCE REZONING APPROXIMATELY 29.87± ACRES LOCATED IN COUNCIL DISTRICT 2 AT 0 PORT JACKSONVILLE PARKWAY, AT THE NORTHEAST CORNER OF ALTA DRIVE AND PORT JACKSONVILLE PARKWAY (R.E. NO(S). 108450-0225), OWNED BY STONE MOUNTAIN INDUSTRIAL PARK, INC., AS DESCRIBED HEREIN, FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT COMMERCIAL AND INDUSTRIAL USES, AS DESCRIBED IN THE NORTHPOINT COMMERCIAL AND INDUSTRIAL PUD, PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION NUMBER L-6072-25C; 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, the City of Jacksonville adopted a Small-Scale Amendment to the *2045 Comprehensive Plan* for the purpose of revising portions of the Future Land Use Map series (FLUMs) in order to ensure the accuracy and internal consistency of the plan, pursuant to companion application L-6072-25C; and

WHEREAS, in order to ensure consistency of zoning district with the 2045 *Comprehensive Plan* and the adopted companion Small-Scale Amendment L-6072-25C, an application to rezone and reclassify from Planned Unit Development (PUD) District to Planned Unit Development

1 (PUD) District was filed by Steve Diebenow, Esq., on behalf of Stone
2 Mountain Industrial Park, Inc., owner of approximately 29.87± acres
3 of certain real property in Council District 2, as more particularly
4 described in Section 1; and

5 **WHEREAS**, the Planning and Development Department, in order to
6 ensure consistency of this zoning district with the *2045 Comprehensive*
7 *Plan*, has considered the rezoning and has rendered an advisory
8 opinion; and

9 **WHEREAS**, the Planning Commission has considered the
10 application and has rendered an advisory opinion; and

11 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
12 notice, held a public hearing and made its recommendation to the
13 Council; and

14 **WHEREAS**, the City Council, after due notice, held a public
15 hearing, and taking into consideration the above recommendations as
16 well as all oral and written comments received during the public
17 hearings, the Council finds that such rezoning is consistent with the
18 *2045 Comprehensive Plan* adopted under the comprehensive planning
19 ordinance for future development of the City of Jacksonville; and

20 **WHEREAS**, based on the staff report of the Planning and
21 Development Department and other competent and substantial evidence
22 received at the public hearings, the Council finds that the proposed
23 PUD does not affect adversely the orderly development of the City as
24 embodied in the *Zoning Code*; will not affect adversely the health and
25 safety of residents in the area; will not be detrimental to the
26 natural environment or to the use or development of the adjacent
27 properties in the general neighborhood; and the proposed PUD will
28 accomplish the objectives and meet the standards of Section 656.340
29 (Planned Unit Development) of the *Zoning Code* of the City of
30 Jacksonville; now therefore

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

1 **Section 1. Subject Property Location and Description.** The
2 approximately 29.87± acres are located in Council District 2 at 0
3 Port Jacksonville Parkway, at the northeast corner of Alta Drive and
4 Port Jacksonville Parkway (R.E. No(s). 108450-0225), as more
5 particularly described in **Exhibit 1**, dated November 10, 2025, and
6 graphically depicted in **Exhibit 2**, both of which are attached hereto
7 and incorporated herein by this reference (the "Subject Property").

8 **Section 2. Owner and Applicant Description.** The Subject
9 Property is owned by Stone Mountain Industrial Park, Inc. The
10 applicant is Steve Diebenow, Esq., 1 Independent Drive, Suite 1200,
11 Jacksonville, Florida, 32202; (904) 301-1269.

12 **Section 3. Property Rezoned.** The Subject Property,
13 pursuant to adopted companion Small-Scale Amendment L-6072-25C, is
14 hereby rezoned and reclassified from Planned Unit Development (PUD)
15 District to Planned Unit Development (PUD) District. This new PUD
16 district shall generally permit commercial and industrial uses on the
17 Subject Property, and is described, shown and subject to the following
18 documents, attached hereto:

19 **Exhibit 1** - Legal Description dated November 10, 2025.

20 **Exhibit 2** - Subject Property Map (prepared by P&DD).

21 **Exhibit 3** - Written Description dated November 10, 2025.

22 **Exhibit 4** - Site Plan dated August 19, 2025.

23 **Section 4. Contingency.** This rezoning shall not become
24 effective until thirty-one (31) days after adoption of the companion
25 Small-Scale Amendment; and further provided that if the companion
26 Small-Scale Amendment is challenged by the state land planning agency,
27 this rezoning shall not become effective until the state land planning
28 agency or the Administration Commission issues a final order
29 determining the companion Small-Scale Amendment is in compliance with
30 Chapter 163, Florida Statutes.

31 **Section 5. Disclaimer.** The rezoning granted herein

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

12 **Section 6. Effective Date.** The enactment of this Ordinance
13 shall be deemed to constitute a quasi-judicial action of the City
14 Council and shall become effective upon signature by the Council
15 President and the Council Secretary.

16

17 Form Approved:

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19 _____
20 /s/ Terrence Harvey

21 Office of General Counsel

22 Legislation Prepared By: Erin Abney

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