

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-450**

5 AN ORDINANCE REZONING APPROXIMATELY 16.74± ACRES  
6 LOCATED IN COUNCIL DISTRICT 11 AT 4899 BELFORT  
7 ROAD, AT THE SOUTHEAST CORNER OF THE INTERSECTION  
8 OF BELFORT ROAD AND J. TURNER BUTLER BOULEVARD  
9 (R.E. NO(S). 152575-0660), AS DESCRIBED HEREIN,  
10 OWNED BY JACKSONVILLE BUTLER PROPCO, LLC, FROM  
11 INDUSTRIAL BUSINESS PARK (IBP) DISTRICT TO  
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
14 PERMIT BUSINESS PARK USES, AS DESCRIBED IN THE  
15 BELFORT/JTB PUD; PROVIDING A DISCLAIMER THAT THE  
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN EFFECTIVE DATE.  
19

20 **WHEREAS,** Jacksonville Butler Propco, LLC, the owner of  
21 approximately 16.74± acres located in Council District 11 at 4899  
22 Belfort Road, at the southeast corner of the intersection of Belfort  
23 Road and J. Turner Butler Boulevard (R.E. No(s). 152575-0660), as  
24 more particularly described in **Exhibit 1**, dated April 22, 2025, and  
25 graphically depicted in **Exhibit 2**, both of which are attached hereto  
26 (the "Subject Property"), has applied for a rezoning and  
27 reclassification of the Subject Property from Industrial Business  
28 Park (IBP) District to Planned Unit Development (PUD) District, as  
29 described in Section 1 below; and

30 **WHEREAS,** the Planning Commission, acting as the local planning  
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

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

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

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

18       **Section 1. Property Rezoned.** The Subject Property is  
19 hereby rezoned and reclassified from Industrial Business Park (IBP)  
20 District to Planned Unit Development (PUD) District. This new PUD  
21 district shall generally permit business park uses, and is described,  
22 shown and subject to the following documents, attached hereto:

23 **Exhibit 1** - Legal Description dated April 22, 2025.

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

25 **Exhibit 3** - Written Description dated April 22, 2025.

26 **Exhibit 4** - Site Plan dated February 12, 2025.

27       **Section 2. Owner and Description.** The Subject Property is  
28 owned by Jacksonville Butler Propco, LLC, and is legally described  
29 in **Exhibit 1**, attached hereto. The applicant is Steve Diebenow, Esq.,  
30 One Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
31 301-1269.

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

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

17  
18 Form Approved:

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20           /s/ Dylan Reingold          

21 Office of General Counsel

22 Legislation Prepared By: Kaysie Cox

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