

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2025-54**

5 AN ORDINANCE REZONING APPROXIMATELY 14.38± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 0, 11863, 11915  
7 NEW KINGS ROAD, BETWEEN WOODLEY ROAD AND DUNN  
8 AVENUE (R.E. NO(S). 003820-0120, 002584-0010,  
9 003820-0125), OWNED BY M. GAY CONSTRUCTORS, INC.,  
10 AS DESCRIBED HEREIN, FROM COMMERCIAL  
11 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT AND PLANNED  
12 UNIT DEVELOPMENT (PUD) DISTRICT (2004-1090) TO  
13 INDUSTRIAL LIGHT (IL) DISTRICT, AS DEFINED AND  
14 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO  
15 FUTURE LAND USE MAP SERIES SMALL-SCALE AMENDMENT  
16 APPLICATION NUMBER L-6006-24C; PROVIDING A  
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
18 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
20

21 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
22 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
23 portions of the Future Land Use Map series (FLUMs) in order to ensure  
24 the accuracy and internal consistency of the plan, pursuant to  
25 companion application L-6006-24C; and

26 **WHEREAS**, in order to ensure consistency of zoning district  
27 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
28 Amendment L-6006-24C, an application to rezone and reclassify from  
29 Commercial Community/General-1 (CCG-1) District and Planned United  
30 Development (PUD) District (2004-1090) to Industrial Light (IL)  
31 District was filed by Steve Diebenow, Esq., on behalf of the owner

1 of approximately 14.38± acres of certain real property in Council  
2 District 8, as more particularly described in Section 1; and

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

7 **WHEREAS,** the Planning Commission has considered the  
8 application and has rendered an advisory opinion; and

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

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

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

20 **Section 1. Subject Property Location and Description.** The  
21 approximately 14.38± acres are located in Council District 8 at 0,  
22 11863, 11915 New Kings Road, between Woodley Road and Dunn Avenue  
23 (R.E. No(s). 003820-0120, 002584-0010, 003820-0125), as more  
24 particularly described in **Exhibit 1**, dated December 10, 2024, and  
25 graphically depicted in **Exhibit 2**, both of which are attached hereto  
26 and incorporated herein by this reference (the "Subject Property").

27 **Section 2. Owner and Applicant Description.** The Subject  
28 Property is owned by M. Gay Constructors, Inc. The applicant is Steve  
29 Diebenow, Esq., 1 Independent Drive, Suite 1200, Jacksonville,  
30 Florida 32202; (904) 301-1269.

31 **Section 3. Property Rezoned.** The Subject Property,

1 pursuant to adopted companion Small-Scale Amendment Application  
2 L-6006-24C, is hereby rezoned and reclassified from Commercial  
3 Community/General-1 (CCG-1) District and Planned United Development  
4 (PUD) District (2004-1090) to Industrial Light (IL) District.

5       **Section 4. Contingency.** This rezoning shall not become  
6 effective until thirty-one (31) days after adoption of the companion  
7 Small-Scale Amendment; and further provided that if the companion  
8 Small-Scale Amendment is challenged by the state land planning agency,  
9 this rezoning shall not become effective until the state land planning  
10 agency or the Administration Commission issues a final order  
11 determining the companion Small-Scale Amendment is in compliance with  
12 Chapter 163, *Florida Statutes*.

13       **Section 5. Disclaimer.** The rezoning granted herein  
14 shall not be construed as an exemption from any other applicable  
15 local, state, or federal laws, regulations, requirements, permits or  
16 approvals. All other applicable local, state or federal permits or  
17 approvals shall be obtained before commencement of the development  
18 or use and issuance of this rezoning is based upon acknowledgement,  
19 representation and confirmation made by the applicant(s), owner(s),  
20 developer(s) and/or any authorized agent(s) or designee(s) that the  
21 subject business, development and/or use will be operated in strict  
22 compliance with all laws. Issuance of this rezoning does not approve,  
23 promote or condone any practice or act that is prohibited or  
24 restricted by any federal, state or local laws.

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

1 Form Approved:

2

3           /s/ Dylan Reingold          

4 Office of General Counsel

5 Legislation Prepared By: Erin Abney

6 GC-#1666805-v1-2025-54\_(Z-6010).docx