

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-9-E**

5 AN ORDINANCE REZONING APPROXIMATELY 29.87± ACRES
6 LOCATED IN COUNCIL DISTRICT 2 AT 0 PORT
7 JACKSONVILLE PARKWAY, AT THE NORTHEAST COURNER
8 ALTA DRIVE AND PORT JACKSONVILLE PARKWAY (R.E.
9 NO(S). 108450-0225), OWNED BY STONE MOUNTAIN
10 INDUSTRIAL PARK, INC., AS DESCRIBED HEREIN, FROM
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
14 PERMIT COMMERCIAL AND INDUSTRIAL USES, AS
15 DESCRIBED IN THE NORTHPOINT COMMERCIAL AND
16 INDUSTRIAL PUD, PURSUANT TO FUTURE LAND USE MAP
17 SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION
18 NUMBER L-6072-25C; PUD SUBJECT TO CONDITIONS;
19 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
20 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
21 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
22 EFFECTIVE DATE.

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24 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
25 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
26 portions of the Future Land Use Map series (FLUMs) in order to ensure
27 the accuracy and internal consistency of the plan, pursuant to
28 companion application L-6072-25C; and

29 **WHEREAS**, in order to ensure consistency of zoning district
30 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
31 Amendment L-6072-25C, an application to rezone and reclassify from

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

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

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

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

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

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

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

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

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

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

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

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

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

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

24 **Section 4. Rezoning Approved Subject to Conditions.** This
25 rezoning is approved subject to the following conditions. Such
26 conditions control over the Written Description and the Site Plan and
27 may only be amended through a rezoning:

28 (1) A traffic study shall be undertaken by the developer upon
29 PUD verification. The methodology of the study shall be determined
30 by the developer's Traffic Engineer, the Chief of Transportation
31 Planning (or their designee), and the Chief of Traffic Engineering

1 (or their designee).

2 (2) The PUD area is entitled to access via Alta Drive and Port
3 Jacksonville Parkway. Access may be limited to one driveway on each
4 frontage if deemed appropriate by Development Services review.

5 **Section 5. 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 6. 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 7. 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.

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1 Form Approved:

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3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Erin Abney

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