

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-170**

5 AN ORDINANCE REZONING APPROXIMATELY 18.27± ACRES
6 LOCATED IN COUNCIL DISTRICT 1 AT 903 UNIVERSITY
7 BOULEVARD NORTH, AT THE NORTHEAST CORNER OF THE
8 INTERSECTION OF UNIVERSITY BOULEVARD NORTH AND
9 ARLINGTON EXPRESSWAY (R.E. NO. 129407-0010),
10 OWNED BY 903 UNIVERSITY BLVD, LLC, AS DESCRIBED
11 HEREIN, FROM PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT (2021-196-E) TO PLANNED UNIT
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT A MIX
15 OF COMMERCIAL, RESIDENTIAL AND OFFICE USES, AS
16 DESCRIBED IN THE COLLEGE PARK PUD MAJOR
17 MODIFICATION; PROVIDING A DISCLAIMER THAT THE
18 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
19 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS,** 903 University Blvd, LLC, the owner of approximately
23 18.27± acres located in Council District 1 at 903 University Boulevard
24 North, at the northeast corner of the intersection of University
25 Boulevard North and Arlington Expressway (R.E. No. 129407-0010), as
26 more particularly described in **Exhibit 1**, dated August 12, 2025, and
27 graphically depicted in **Exhibit 2**, both of which are attached hereto
28 (the "Subject Property"), has applied for a rezoning and
29 reclassification of the Subject Property from Planned Unit
30 Development (PUD) District (2021-196-E) to Planned Unit Development
31 (PUD) District, as described in Section 1 below; an

1 **WHEREAS**, the Planning Commission, acting as the local planning
2 agency, has reviewed the application and made an advisory
3 recommendation to the Council; and

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

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

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

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

21 **Section 1. Property Rezoned.** The Subject Property is
22 hereby rezoned and reclassified from Planned Unit Development (PUD)
23 District (2021-196-E) to Planned Unit Development (PUD) District.
24 This new PUD district shall generally permit a mix of commercial,
25 residential and office uses, and is described, shown and subject to
26 the following documents, attached hereto:

27 **Exhibit 1** - Legal Description dated August 12, 2025.

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

29 **Exhibit 3** - Written Description dated January 7, 2026.

30 **Exhibit 4** - Site Plan dated January 2024.

31 **Section 2. Owner and Applicant Description.** The Subject

1 Property is owned by 903 University BLVD, LLC. The applicant is Zach
2 Miller, Esq., 3203 Old Barn Court, Ponte Vedra Beach, Florida, 32082;
3 (904) 651-8958.

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

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

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21 Form Approved:

22
23 /s/ Dylan Reingold

24 Office of General Counsel

25 Legislation Prepared By: Connor Corrigan

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