

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

4 **ORDINANCE 2026-299-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.90± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 7 AT 0, 820,
7 830, 834, 838 AND 842 BARNETT STREET, BETWEEN
8 BARNETT STREET AND RUSHING STREET (R.E. NO.(S)
9 076656-0000, 076656-0020, 076661-0000, 076661-
10 0010, 076662-0010 AND 076665-0000), AS DESCRIBED
11 HEREIN, OWNED BY MBRE OF JAX, LLC AND CHARLES O.
12 CHUPP, SR. AS TRUSTEE OF LKJ LAND TRUST, FROM
13 RESIDENTIAL MEDIUM DENSITY-A (RMD-A) DISTRICT TO
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
16 UNIFY PROPERTIES AND PERMIT USE OF EXISITING
17 BUILDING AND SCREENED OUTDOOR STORAGE AND
18 PARKING, AS DESCRIBED IN THE 820 BARNETT STREET
19 PUD, PURSUANT TO FUTURE LAND USE MAP SERIES
20 (FLUMS) SMALL-SCALE AMENDMENT APPLICATION NUMBER
21 L-6106-26C; PROVIDING A DISCLAIMER THAT THE
22 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
23 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
24 PROVIDING AN EFFECTIVE DATE.
25

26 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
27 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
28 portions of the Future Land Use Map series (FLUMS) in order to ensure
29 the accuracy and internal consistency of the plan, pursuant to the
30 companion land use application L-6106-26C; and

31 **WHEREAS**, in order to ensure consistency of zoning district

1 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
2 Amendment L-6106-26C, an application to rezone and reclassify from
3 Residential Medium Density-A (RMD-A) to Planned Unit Development
4 (PUD) District was filed by Cyndy Trimmer, Esq., on behalf of MBRE
5 of Jax, LLC and Charles O. Chupp, Sr. as Trustee of LKJ Land Trust,
6 owners of approximately 0.90± of an acre of certain real property in
7 Council District 7, as more particularly described in Section 1 below;
8 and

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

13 **WHEREAS**, the Planning Commission has considered the
14 application and has rendered an advisory opinion; and

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

18 **WHEREAS**, the City Council, after due notice, held a public
19 hearing, and taking into consideration the above recommendations as
20 well as all oral and written comments received during the public
21 hearings, the Council finds that such rezoning is consistent with the
22 *2045 Comprehensive Plan* adopted under the comprehensive planning
23 ordinance for future development of the City of Jacksonville; and

24 **WHEREAS**, based on the staff report of the Planning and
25 Development Department and other competent and substantial evidence
26 received at the public hearings, the Council finds that the proposed
27 PUD does not affect adversely the orderly development of the City as
28 embodied in the *Zoning Code*; will not affect adversely the health and
29 safety of residents in the area; will not be detrimental to the
30 natural environment or to the use or development of the adjacent
31 properties in the general neighborhood; and the proposed PUD will

1 accomplish the objectives and meet the standards of Section 656.340
2 (Planned Unit Development) of the *Zoning Code* of the City of
3 Jacksonville; now therefore

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

5 **Section 1. Subject Property Location and Description.** The
6 approximately 0.90± acres are located in Council District 7 at 0,
7 820, 830, 834, 838 and 842 Barnett Street, between Barnett Street
8 and Rushing Street (R.E. No.(S) 076656-0000, 076656-0020, 076661-
9 0000, 076661-0010, 076662-0010 and 076665-0000), as more particularly
10 described in **Exhibit 1**, dated March 5, 2026, and graphically depicted
11 in **Exhibit 2**, both of which are attached hereto and incorporated
12 herein by this reference (the "Subject Property").

13 **Section 2. Owner and Applicant Description.** The Subject
14 Property is owned by MBRE of Jax, LLC and Charles O. Chupp, Sr. as
15 Trustee of LKJ Land Trust. The applicant is Cyndy Trimmer, 1
16 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904)
17 807-0185; ckt@drivermcafee.com.

18 **Section 3. Property Rezoned.** The Subject Property,
19 pursuant to adopted companion Small-Scale Amendment L-6106-26C, is
20 hereby rezoned and reclassified from Residential Medium Density-
21 A (RMD-A) District to Planned Unit Development (PUD) District. This
22 new PUD district shall generally permit commercial and warehouse
23 uses, and is described, shown and subject to the following documents,
24 attached hereto:

25 **Exhibit 1** - Legal Description dated March 5, 2026.

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

27 **Exhibit 3** - Written Description dated March 30, 2026.

28 **Exhibit 4** - Site Plan dated February 20, 2026.

29 **Section 4. Contingency.** This rezoning shall not become
30 effective until thirty-one (31) days after adoption of the companion
31 Small-Scale Amendment; and further provided that if the companion

1 Small-Scale Amendment is challenged by the state land planning agency,
2 this rezoning shall not become effective until the state land planning
3 agency or the Administration Commission issues a final order
4 determining the companion Small-Scale Amendment is in compliance with
5 Chapter 163, *Florida Statutes*.

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

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

22
23 Form Approved:

24
25 /s/ Terrence Harvey

26 Office of General Counsel

27 Legislation Prepared By: Kaysie Cox

28 GC-#1747797-v1-2026-299_(Z-6988).docx