

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2026-301-E

AN ORDINANCE REZONING APPROXIMATELY 3.14± ACRES
LOCATED IN COUNCIL DISTRICT 5 AT 0, 5108, 5114,
5116, 5124 AND 5136 SAN JOSE BOULEVARD, WEST OF
SAN JOSE BOULEVARD AND NORTH OF UNIVERSITY
BOULEVARD WEST (R.E. NO(S). 099246-0000, 099247-
0010, 099247-0000, 099248-0000, 099249-0000,
099250-0000), AS DESCRIBED HEREIN, OWNED BY 5124
SAN JOSE BLVD, LLC, FROM RESIDENTIAL LOW DENSITY-
90 (RLD-90) DISTRICT TO PLANNED UNIT DEVELOPMENT
(PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
THE ZONING CODE, TO PERMIT SINGLE-FAMILY
DWELLINGS WITH EIGHTY (80) FOOT MINIMUM LOT
WIDTHS, SHARED ACCESS DRIVE AND A WATERFRONT
AMENITY, AS DESCRIBED IN THE NEIGHBORHOOD AT SAN
JOSE PUD, PUD SUBJECT TO CONDITIONS, PURSUANT TO
APPLICATION NUMBER Z-6792; PROVIDING A
DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, 5124 San Jose Blvd, LLC, the owner of approximately
3.14± acres located in Council District 5 at 0, 5108, 5114, 5116,
5124 and 5136 San Jose Boulevard, west of San Jose Boulevard and
north of University Boulevard West (R.E. NO(S). 099246-0000, 099247-
0010, 099247-0000, 099248-0000, 099249-0000, 099250-0000), as more
particularly described in **Exhibit 1**, dated December 31, 2025, and
graphically depicted in **Exhibit 2**, both of which are attached hereto

(the "Subject Property"), has applied for a rezoning and reclassification of the Subject Property from Residential Low Density-90 (RLD-90) District to Planned Unit Development (PUD) District, pursuant to application number Z-6792, as described in Section 1 below; and

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

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

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

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

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

Section 1. Property Rezoned. The Subject Property is hereby rezoned and reclassified from Residential Low Density-90 (RLD-90) District to Planned Unit Development (PUD) District. This new PUD district shall generally permit single-family dwellings with eighty (80) minimum lot widths, shared access drive and a waterfront amenity, and is described, shown and subject to the following documents, attached hereto:

Exhibit 1 - Legal Description dated December 31, 2025.

Exhibit 2 - Subject Property per P&DD.

Exhibit 3 - Written Description dated March 18, 2026.

Revised Exhibit 4 - Revised Site Plan dated June 1, 2026.

Section 2. Rezoning Approved Subject to Conditions. This rezoning is approved subject to the following conditions. Such conditions control over the Written Description and the Site Plan and may only be amended through a rezoning:

(1) All bike parking shall conform to Section 656.608 of the Zoning Code.

Section 3. Owner and Description. The Subject Property is owned by 5124 San Jose Blvd, LLC, and is legally described in **Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904) 807-0185; ckt@drivermcafee.com.

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

Section 5. Effective Date. The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and Council Secretary.

Form Approved:

/s/ Terrence Harvey

Office of General Counsel

Legislation Prepared By: Erin Abney

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