

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

4 **ORDINANCE 2026-26-E**

5 AN ORDINANCE REZONING APPROXIMATELY 27.08± ACRES  
6 LOCATED IN COUNCIL DISTRICT 11 AT 5022 GATE  
7 PARKWAY, WEST OF GATE PARKWAY AND NORTH OF  
8 VALIDUS DRIVE (R.E. NO(S). 167742-0250), AS  
9 DESCRIBED HEREIN, OWNED BY MERRITT-JAME, LLC,  
10 FROM INDUSTRIAL BUSINESS PARK (IBP) DISTRICT TO  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
13 PERMIT OFFICE AND BUSINESS PARK USES, AS  
14 DESCRIBED IN 5022 GATE PARKWAY PUD; PUD SUBJECT  
15 TO CONDITION; PROVIDING A DISCLAIMER THAT THE  
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN EFFECTIVE DATE.  
19

20 **WHEREAS,** Merritt-Jame, LLC, the owner of approximately 27.08±  
21 acres located in Council District 11 at 5022 Gate Parkway, west of  
22 Gate Parkway and North of Validus Drive (R.E. No(s). 167742-0250),  
23 as more particularly described in **Exhibit 1**, dated October 29, 2025,  
24 and graphically depicted in **Exhibit 2**, both of which are attached  
25 hereto (the "Subject Property"), has applied for a rezoning and  
26 reclassification of the Subject Property from Industrial Business  
27 Park (IBP) District to Planned Unit Development (PUD) District, as  
28 described in Section 1 below; and

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

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

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

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

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

17           **Section 1. Property Rezoned.** The Subject Property is  
18 hereby rezoned and reclassified from Industrial Business Park (IBP)  
19 District to Planned Unit Development (PUD) District. This new PUD  
20 district shall generally permit office and business park uses, and  
21 is described, shown and subject to the following documents, attached  
22 hereto:

23           **Exhibit 1** - Legal Description dated October 29, 2025.

24           **Exhibit 2** - Subject Property per P&DD.

25           **Exhibit 3** - Written Description dated December 18, 2025.

26           **Exhibit 4** - Site Plan dated October 29, 2025.

27           **Section 2. Rezoning Approved Subject to Condition.**  
28 This rezoning is approved subject to the following condition. Such  
29 condition controls over the Written Description and the Site Plan and  
30 may only be amended through a rezoning:

31           (1) Unless waiver by the Chief of Traffic Engineering or their

1       designee, a traffic study shall be undertaken by the developer  
2       upon PUD verification. The methodology of the study shall be  
3       determined by the developer's Traffic Engineer, the Chief of  
4       Transportation Planning (or their designee), and the Chief of  
5       Traffic Engineering (or their designee).

6       **Section 3.       Owner and Description.** The Subject Property is  
7       owned by Merritt-Jame, LLC, and is legally described in **Exhibit 1**,  
8       attached hereto. The applicant is Cyndy Trimmer, Esq., 1 Independent  
9       Drive, Suite 1200, Jacksonville, Florida 32202; (904) 807-0185.

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

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

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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