

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-11-E**

5 AN ORDINANCE REZONING APPROXIMATELY 2.15± ACRES
6 LOCATED IN COUNCIL DISTRICT 5 AT 2890 UNIVERSITY
7 BOULEVARD WEST, BETWEEN SAINT AUGUSTINE ROAD AND
8 SUWANEE ROAD (R.E. NO(S). 149679-0000), AS
9 DESCRIBED HEREIN, OWNED BY VYSTAR CREDIT UNION,
10 A CREDIT UNION CHARTERED UNDER FLORIDA LAW, FROM
11 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT
12 AND COMMERCIAL, RESIDENTIAL AND OFFICE (CRO)
13 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
15 ZONING CODE, TO PERMIT A LUXURY STORAGE FACILITY
16 FOR PERSONAL PROPERTY, AS DESCRIBED IN THE
17 CARRIAGE HOUSE SAN JOSE PUD, PURSUANT TO FUTURE
18 LAND USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT
19 APPLICATION NUMBER L-6074-25C; PUD SUBJECT TO
20 CONDITION; PROVIDING A DISCLAIMER THAT THE
21 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
22 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
23 PROVIDING AN EFFECTIVE DATE.
24

25 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
26 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
27 portions of the Future Land Use Map series (FLUMs) in order to ensure
28 the accuracy and internal consistency of the plan, pursuant to
29 companion application L-6074-25C; and

30 **WHEREAS**, in order to ensure consistency of zoning district
31 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale

1 Amendment L-6074-25C, an application to rezone and reclassify from
2 Commercial Community/General-1 (CCG-1) District and Commercial,
3 Residential and Office (CRO) District to Planned Unit Development
4 (PUD) District was filed by Hunter Faulkner, Esq., on behalf of
5 Vystar Credit Union, a credit union chartered under Florida law, the
6 owner of approximately 2.15± acres of certain real property located
7 in Council District 5, as more particularly described in Section 1;
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 City
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 2.15± acres are located in Council District 5 at 2890
7 University Boulevard West, between Saint Augustine Road and Suwanee
8 Road (R.E. No(s). 149679-0000), as more particularly described in
9 **Exhibit 1**, dated September 8, 2025, and graphically depicted in
10 **Exhibit 2**, both of which are attached hereto and incorporated herein
11 by this reference (the "Subject Property").

12 **Section 2. Owner and Applicant Description.** The Subject
13 Property is owned by Vystar Credit Union, a credit union chartered
14 under Florida law. The applicant is Hunter Faulkner, Esq., 10151
15 Deerwood Park Boulevard, Building 300, Suite 300, Jacksonville,
16 Florida, 32256; (904) 660-0020.

17 **Section 3. Property Rezoned.** The Subject Property,
18 pursuant to adopted companion Small-Scale Amendment L-6074-25C, is
19 hereby rezoned and reclassified from Commercial Community/General-1
20 (CCG-1) District and Commercial, Residential and Office (CRO)
21 District to Planned Unit Development (PUD) District. This new PUD
22 district shall generally permit a luxury storage facility for personal
23 property, and is described, shown and subject to the following
24 documents, attached hereto:

25 **Exhibit 1** - Legal Description dated September 8, 2025.

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

27 **Exhibit 3** - Written Description dated November 12, 2025.

28 **Revised Exhibit 4** - Revised Site Plan dated March 2, 2026.

29 **Section 4. Rezoning Approved Subject to Condition.** This
30 rezoning is approved subject to the following condition. Such
31 condition shall control over the Written Description and the Site

1 Plan and may only be amended through a rezoning:

2 (1) Access may be from Fleetwood Road and University Boulevard
3 as described in the PUD application for storage condominiums. Any
4 other use shall have access subject to Development Services Division
5 and Planning Department review and approval on a case-by-case basis.

6 **Section 5. Contingency.** This rezoning shall not become
7 effective until thirty-one (31) days after adoption of the companion
8 Small-Scale Amendment; and further provided that if the companion
9 Small-Scale Amendment is challenged by the state land planning agency,
10 this rezoning shall not become effective until the state land planning
11 agency or the Administration Commission issues a final order
12 determining the companion Small-Scale Amendment is in compliance with
13 Chapter 163, *Florida Statutes*.

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

26 **Section 7. Effective Date.** The enactment of this Ordinance
27 shall be deemed to constitute a quasi-judicial action of the City
28 Council and shall become effective upon signature by the Council
29 President and the Council Secretary.

1 Form Approved:

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Office of General Counsel

5 Legislation Prepared By: Kaysie Cox

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