

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-11

AN ORDINANCE REZONING APPROXIMATELY 2.15± ACRES LOCATED IN COUNCIL DISTRICT 5 AT 2890 UNIVERSITY BOULEVARD WEST, BETWEEN SAINT AUGUSTINE ROAD AND SUWANEE ROAD (R.E. NO(S). 149679-0000), AS DESCRIBED HEREIN, OWNED BY VYSTAR CREDIT UNION, A CREDIT UNION CHARTERED UNDER FLORIDA LAW, FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT AND COMMERCIAL, RESIDENTIAL AND OFFICE (CRO) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT A LUXURY STORAGE FACILITY FOR PERSONAL PROPERTY, AS DESCRIBED IN THE CARRIAGE HOUSE SAN JOSE PUD, PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION NUMBER L-6074-25C; 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, the City of Jacksonville adopted a Small-Scale Amendment to the *2045 Comprehensive Plan* for the purpose of revising portions of the Future Land Use Map series (FLUMs) in order to ensure the accuracy and internal consistency of the plan, pursuant to companion application L-6074-25C; and

WHEREAS, in order to ensure consistency of zoning district with the *2045 Comprehensive Plan* and the adopted companion Small-Scale Amendment L-6074-25C, an application to rezone and reclassify from

1 Commercial Community/General-1 (CCG-1) District and Commercial,
2 Residential and Office (CRO) District to Planned Unit Development
3 (PUD) District was filed by Hunter Faulkner, Esq., on behalf of
4 Vystar Credit Union, a credit union chartered under Florida law, the
5 owner of approximately 2.15± acres of certain real property located
6 in Council District 5, as more particularly described in Section 1;
7 and

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

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

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

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

23 **WHEREAS**, based on the staff report of the Planning and
24 Development Department and other competent and substantial evidence
25 received at the public hearings, the Council finds that the proposed
26 PUD does not affect adversely the orderly development of the City as
27 embodied in the *Zoning Code*; will not affect adversely the health and
28 safety of residents in the area; will not be detrimental to the
29 natural environment or to the use or development of the adjacent
30 properties in the general neighborhood; and the proposed PUD will
31 accomplish the objectives and meet the standards of Section 656.340

1 (Planned Unit Development) of the *Zoning Code* of the City of
2 Jacksonville; now therefore

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

4 **Section 1. Subject Property Location and Description.** The
5 approximately 2.15± acres are located in Council District 5 at 2890
6 University Boulevard West, between Saint Augustine Road and Suwanee
7 Road (R.E. No(s). 149679-0000), as more particularly described in
8 **Exhibit 1**, dated September 8, 2025, and graphically depicted in
9 **Exhibit 2**, both of which are attached hereto and incorporated herein
10 by this reference (the "Subject Property").

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

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

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

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

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

27 **Exhibit 4** - Site Plan dated September 5, 2025.

28 **Section 4. Contingency.** This rezoning shall not become
29 effective until thirty-one (31) days after adoption of the companion
30 Small-Scale Amendment; and further provided that if the companion
31 Small-Scale Amendment is challenged by the state land planning agency,

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

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

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

21
22 Form Approved:

23
24 _____
25 /s/ Terrence Harvey
26
27 Office of General Counsel
Legislation Prepared By: Kaysie Cox
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