

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-485**

5 AN ORDINANCE REZONING APPROXIMATELY 0.45± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 7 AT 1265 KINGS
7 ROAD, BETWEEN KINGS ROAD AND WEST 3RD STREET,
8 (R.E. NO(S). 053955-0000), AS DESCRIBED HEREIN,
9 OWNED BY JACKSONVILLE URBAN LEAGUE ECONOMIC AND
10 COMMUNITY DEVELOPMENT FOUNDATION, INC., FROM
11 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2) DISTRICT
12 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
14 PERMIT THE PROPERTY TO PROVIDE COMPATIBLE
15 COMMERCIAL DEVELOPMENT WITH THE AREA, AS
16 DESCRIBED IN THE COMMUNITY AND VETERAN
17 EMPOWERMENT CENTER PUD, PURSUANT TO APPLICATION
18 NUMBER Z-7009; PROVIDING A DISCLAIMER THAT THE
19 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
20 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
21 PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS**, Jacksonville Urban League Economic and Community
24 Development Foundation, Inc., the owner of approximately 0.45± of an
25 acre located in Council District 7 at 1265 Kings Road, between Kings
26 Road and West 3rd Street (R.E. No(s). 053955-0000), as more
27 particularly described in **Exhibit 1**, dated March 4, 2026, and
28 graphically depicted in **Exhibit 2**, both of which are attached hereto
29 (the "Subject Property"), has applied for a rezoning and
30 reclassification of the Subject Property from Commercial
31 Community/General-2 (CCG-2) District to Planned Unit Development

1 (PUD) District, pursuant to application number Z-7009, as described
2 in Section 1 below; and

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

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

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

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

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

22 **Section 1. Property Rezoned.** The Subject Property is
23 hereby rezoned and reclassified from Commercial Community/General-2
24 (CCG-2) District to Planned Unit Development (PUD) District. This new
25 PUD district shall generally permit the property to provide compatible
26 commercial development with the area, and is described, shown and
27 subject to the following documents, attached hereto:

28 **Exhibit 1** - Legal Description dated March 4, 2026.

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

30 **Exhibit 3** - Written Description dated March 5, 2026.

31 **Exhibit 4** - Site Plan dated February 5, 2026.

1 **Section 2. Owner and Description.** The Subject Property is
2 owned by Jorge Rivera and is legally described in **Exhibit 1**, attached
3 hereto. The applicant is Kristen Reed, 12740 Gran Bay Parkway West,
4 Suite 2350, Jacksonville, Florida, 32258; (904) 539-9232;
5 Kristen.reed@kimley-horn.com.

6 **Section 3. 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), owners(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 4. 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 Council Secretary.

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23 Form Approved:

24
25 /s/ Terrence Harvey

26 Office of General Counsel

27 Legislation Prepared By: Erin Abney

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