

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-26

AN ORDINANCE REZONING APPROXIMATELY 27.08± ACRES LOCATED IN COUNCIL DISTRICT 11 AT 5022 GATE PARKWAY, WEST OF GATE PARKWAY AND NORTH OF VALIDUS DRIVE (R.E. NO(S). 167742-0250), AS DESCRIBED HEREIN, OWNED BY MERRITT-JAME, LLC, FROM INDUSTRIAL BUSINESS PARK (IBP) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT OFFICE AND BUSINESS PARK USES, AS DESCRIBED IN 5022 GATE PARKWAY PUD; 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**, Merritt-Jame, LLC, the owner of approximately 27.08± acres located in Council District 11 at 5022 Gate Parkway, west of Gate Parkway and North of Validus Drive (R.E. No(s). 167742-0250), as more particularly described in **Exhibit 1**, dated October 29, 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 Industrial Business Park (IBP) District to Planned Unit Development (PUD) District, 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

1 and public hearing, has made its recommendation to the Council; and  
2  
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;  
and

7  
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  
the Zoning Code; now therefore

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

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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  
hereto:

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

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

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

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

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27 **Section 2. Owner and Description.** The Subject Property is  
28 owned by Merritt-Jame, LLC, and is legally described in **Exhibit 1**,  
29 attached hereto. The applicant is Cyndy Trimmer, Esq., 1 Independent  
Drive, Suite 1200, Jacksonville, Florida 32202; (904) 807-0185.

30  
31 **Section 3. Disclaimer.** The rezoning granted herein shall  
not be construed as an exemption from any other applicable local,

1 state, or federal laws, regulations, requirements, permits or  
2 approvals. All other applicable local, state or federal permits or  
3 approvals shall be obtained before commencement of the development  
4 or use and issuance of this rezoning is based upon acknowledgement,  
5 representation and confirmation made by the applicant(s), owners(s),  
6 developer(s) and/or any authorized agent(s) or designee(s) that the  
7 subject business, development and/or use will be operated in strict  
8 compliance with all laws. Issuance of this rezoning does **not** approve,  
9 promote or condone any practice or act that is prohibited or  
10 restricted by any federal, state or local laws.

11       **Section 4.       Effective Date.** The enactment of this Ordinance  
12 shall be deemed to constitute a quasi-judicial action of the City  
13 Council and shall become effective upon signature by the Council  
14 President and Council Secretary.

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16 Form Approved:

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18       /s/ Terrence Harvey

19 Office of General Counsel

20 Legislation Prepared By: Erin Abney

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