

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-301**

5 AN ORDINANCE REZONING APPROXIMATELY 3.14± ACRES  
6 LOCATED IN COUNCIL DISTRICT 5 AT 0, 5108, 5114,  
7 5116, 5124 AND 5136 SAN JOSE BOULEVARD, WEST OF  
8 SAN JOSE BOULEVARD AND NORTH OF UNIVERSITY  
9 BOULEVARD WEST (R.E. NO(S). 099246-0000, 099247-  
10 0010, 099247-0000, 099248-0000, 099249-0000,  
11 099250-0000), AS DESCRIBED HEREIN, OWNED BY 5124  
12 SAN JOSE BLVD, LLC, FROM RESIDENTIAL LOW DENSITY-  
13 90 (RLD-90) DISTRICT TO PLANNED UNIT DEVELOPMENT  
14 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
15 THE ZONING CODE, TO PERMIT SINGLE-FAMILY  
16 DWELLINGS WITH EIGHTY (80) FOOT MINIMUM LOT  
17 WIDTHS, SHARED ACCESS DRIVE AND A WATERFRONT  
18 AMENITY, AS DESCRIBED IN THE NEIGHBORHOOD AT SAN  
19 JOSE PUD, PURSUANT TO APPLICATION NUMBER Z-6792;  
20 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
21 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
22 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
23 EFFECTIVE DATE.  
24

25 **WHEREAS,** 5124 San Jose Blvd, LLC, the owner of approximately  
26 3.14± acres located in Council District 5 at 0, 5108, 5114, 5116,  
27 5124 and 5136 San Jose Boulevard, west of San Jose Boulevard and  
28 north of University Boulevard West (R.E. NO(S). 099246-0000, 099247-  
29 0010, 099247-0000, 099248-0000, 099249-0000, 099250-0000), as more  
30 particularly described in **Exhibit 1**, dated December 31, 2025, and  
31 graphically depicted in **Exhibit 2**, both of which are attached hereto

1 (the "Subject Property"), has applied for a rezoning and  
2 reclassification of the Subject Property from Residential Low  
3 Density-90 (RLD-90) District to Planned Unit Development (PUD)  
4 District, pursuant to application number Z-6792, as described in  
5 Section 1 below; and

6 **WHEREAS**, the Planning Commission, acting as the local planning  
7 agency, has reviewed the application and made an advisory  
8 recommendation to the Council; and

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

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

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

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

25 **Section 1. Property Rezoned.** The Subject Property is  
26 hereby rezoned and reclassified from Residential Low Density-90  
27 (RLD-90) District to Planned Unit Development (PUD) District. This  
28 new PUD district shall generally permit single-family dwellings with  
29 eighty (80) minimum lot widths, shared access drive and a waterfront  
30 amenity, and is described, shown and subject to the following  
31 documents, attached hereto:

1           **Exhibit 1** - Legal Description dated December 31, 2025.

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

3           **Exhibit 3** - Written Description dated March 18, 2026.

4           **Exhibit 4** - Site Plan dated December 24, 2025.

5           **Section 2.           Owner and Description.** The Subject Property is  
6 owned by 5124 San Jose Blvd, LLC, and is legally described in **Exhibit**  
7 **1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1  
8 Independent Drive, Suite 1200, Jacksonville, Florida 32202; (904)  
9 807-0185; ckt@drivermcafee.com.

10           **Section 3.           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 4.           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/ Terrence Harvey          

4 Office of General Counsel

5 Legislation Prepared By: Erin Abney

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