

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-208-E**

5 AN ORDINANCE REZONING APPROXIMATELY 2.62± ACRES
6 LOCATED IN COUNCIL DISTRICT 9 AT 0 WILSON
7 BOULEVARD, BETWEEN OLD MIDDLEBURG ROAD NORTH AND
8 PALEFACE PLACE (R.E. NO. 012499-0000), OWNED BY
9 FIRST COAST PROPERTIES OF JACKSONVILLE, INC., AS
10 DESCRIBED HEREIN, FROM PLANNED UNIT DEVELOPMENT
11 (PUD) DISTRICT (2024-0666-E) TO PLANNED UNIT
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
13 CLASSIFIED UNDER THE ZONING CODE, TO CLARIFY
14 PERMITTED USES AND EXPAND SQUARE FOOTAGE BY 6,785
15 SQUARE FEET OF NON-RESIDENTIAL FLOOR AREA, AS
16 DESCRIBED IN THE WILSON BOULEVARD BUSINESS PARK
17 II PUD, PUD SUBJECT TO CONDITIONS, PURSUANT TO
18 APPLICATION NUMBER Z-6791; PROVIDING A
19 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
20 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

22
23 **WHEREAS**, First Coast Properties of Jacksonville, Inc., the
24 owner of approximately 2.62± acres located in Council District 9 at
25 0 Wilson Boulevard, between Old Middleburg Road North and Paleface
26 Place (R.E. No. 012499-0000), as more particularly described in
27 **Exhibit 1**, dated January 21, 2026, and graphically depicted in **Exhibit**
28 **2**, both of which are attached hereto (the "Subject Property"), has
29 applied for a rezoning and reclassification of the Subject Property
30 from Planned Unit Development (PUD) District (2024-0666-E) to Planned
31 Unit Development (PUD) District, as described in Section 1 below,

1 pursuant to application number Z-6791; and

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

5 **WHEREAS,** the Land Use and Zoning (LUZ) Committee, after due
6 notice, held a public hearing and made its recommendation to the
7 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 Planned Unit Development (PUD)
24 District (2024-0666-E) to Planned Unit Development (PUD) District.
25 This new PUD district shall amend the previously approved PUD to
26 increase the permitted square footage of non-residential floor area
27 by 6,785 square feet to a total increase of 41,023 square feet and
28 to reduce other permitted uses, as originally approved, and is
29 described, shown and subject to the following documents, attached
30 hereto:

31 **Exhibit 1** - Legal Description dated January 21, 2026.

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

2 **Exhibit 3** - Written Description dated January 15, 2026.

3 **Exhibit 4** - Site Plan dated January 19, 2026.

4 **Section 2. Rezoning Approved Subject to**
5 **Conditions.** This rezoning is approved subject to the following
6 conditions. Such conditions control over the Written Description and
7 the Site Plan and may only be amended through a rezoning:

8 (1) Access to the Subject Property shall provide space for one
9 SU-30 class vehicle to enter the Subject Property before
10 access control impedes progress.

11 (2) The driveway location shall align with Glory Trail unless
12 otherwise approved by Chief of Traffic Engineering or their
13 designee.

14 (3) If an on-site office of any kind is established, the parking
15 for the on-site office shall be in compliance with Part 6
16 of the Zoning Code.

17 **Section 3. Owner and Applicant Description.** The Subject
18 Property is owned by First Coast Properties of Jacksonville, Inc. The
19 applicant is Michael Herzberg, 12483 Aladdin Road, Jacksonville,
20 Florida, 32223; mherzberg@sleiman.com; (904) 731-8806.

21 **Section 4. Disclaimer.** The rezoning granted herein
22 shall **not** be construed as an exemption from any other applicable
23 local, state, or federal laws, regulations, requirements, permits or
24 approvals. All other applicable local, state or federal permits or
25 approvals shall be obtained before commencement of the development
26 or use and issuance of this rezoning is based upon acknowledgement,
27 representation and confirmation made by the applicant(s), owner(s),
28 developer(s) and/or any authorized agent(s) or designee(s) that the
29 subject business, development and/or use will be operated in strict
30 compliance with all laws. Issuance of this rezoning does **not** approve,
31 promote or condone any practice or act that is prohibited or

1 restricted by any federal, state or local laws.

2 **Section 5. Effective Date.** The enactment of this Ordinance
3 shall be deemed to constitute a quasi-judicial action of the City
4 Council and shall become effective upon signature by the Council
5 President and the Council Secretary.

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7 Form Approved:

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9 /s/ Terrence Harvey

10 Office of General Counsel

11 Legislation Prepared By: Kaysie Cox

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