

1 Introduced by the Land Use and Zoning Committee:  
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3

4 **ORDINANCE 2025-249**

5 AN ORDINANCE REZONING APPROXIMATELY 13.91± ACRES  
6 LOCATED IN COUNCIL DISTRICT 3 AT 4901 GATE  
7 PARKWAY, ON THE NORTHEAST CORNER OF GATE PARKWAY  
8 AND J. TURNER BUTLER BOULEVARD (R.E. NO(S).  
9 167727-1700), AS DESCRIBED HEREIN, OWNED BY  
10 COSTCO WHOLESALE CORPORATION, FROM PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT (2000-228-E) TO  
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
14 PERMIT A FUEL FACILITY AND COMMERCIAL USES IN THE  
15 COSTCO PUD; PROVIDING A DISCLAIMER THAT THE  
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN EFFECTIVE DATE.  
19

20 **WHEREAS,** Costco Wholesale Corporation, the owner of  
21 approximately 13.91± acres located in Council District 3 at 4901 Gate  
22 Parkway, on the northeast corner of Gate Parkway and J. Turner Butler  
23 Boulevard (R.E. No(s). 167727-1700), as more particularly described  
24 in **Exhibit 1**, dated June 27, 2024, and graphically depicted in **Exhibit**  
25 **2**, both of which are attached hereto (the "Subject Property"), has  
26 applied for a rezoning and reclassification of the Subject Property  
27 from Planned Unit Development (PUD) District (2000-228-E) to Planned  
28 Unit Development (PUD) District, as described in Section 1 below; and

29 **WHEREAS,** the Planning Commission, acting as the local planning  
30 agency, has reviewed the application and made an advisory  
31 recommendation to the Council; and

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

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;  
7 and

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  
15 the Zoning Code; now therefore

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

17           **Section 1. Property Rezoned.** The Subject Property is  
18 hereby rezoned and reclassified from Planned Unit Development (PUD)  
19 District (2000-228-E) to Planned Unit Development (PUD) District.  
20 This new PUD district shall generally permit a fuel facility and  
21 commercial uses, and is described, shown and subject to the following  
22 documents, attached hereto:

23 **Exhibit 1** - Legal Description dated June 27, 2024.

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

25 **Exhibit 3** - Written Description dated June 27, 2024.

26 **Exhibit 4** - Site Plan dated April 26, 2024.

27           **Section 2. Owner and Description.** The Subject Property is  
28 owned by Costco Wholesale Corporation and is legally described in  
29 **Exhibit 1**, attached hereto. The applicant is Edward McDonald, 1502  
30 W. Fletcher Avenue, Suite 101, Tampa, Florida, 33612; (813) 379-4100.

31           **Section 3. Disclaimer.** The rezoning granted herein shall

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

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

16  
17 Form Approved:

18  
19 /s/ Dylan Reingold

20 Office of General Counsel

21 Legislation Prepared By: Erin Abney

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