

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2026-300-E

AN ORDINANCE REZONING APPROXIMATELY 0.32± OF AN
ACRE LOCATED IN COUNCIL DISTRICT 1 AT 2449
UNIVERSITY BOULEVARD NORTH, BETWEEN LIDDELL LANE
AND BAYWOOD TERRACE, (R.E. NO(S). 116185-0000),
AS DESCRIBED HEREIN, OWNED BY MELVIN DEVON
WILLIAMS AND JOVETTE LASANDRE WILLIAMS, FROM
COMMERCIAL OFFICE (CO) DISTRICT TO PLANNED UNIT
DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
CLASSIFIED UNDER THE ZONING CODE, TO PERMIT THE
USE OF THE SUBJECT PROPERTY AS A FOOD TRUCK PARK,
AS DESCRIBED IN THE SMOKE IN THE CITY PUD, PUD
SUBJECT TO CONDITIONS, PURSUANT TO APPLICATION
NUMBER Z-6769; 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, Melvin Devon Williams and Jovette Lasandre Williams,
the owners of approximately 0.32± of an acre located in Council
District 1 at 249 University Boulevard, between Liddell Lane and
Baywood Terrace (R.E. No(s). 116185-0000), as more particularly
described in **Exhibit 1**, dated December 18, 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 Commercial Office (CO) District to Planned Unit
Development (PUD) District, pursuant to application number Z-6769,
as described in Section 1 below; and

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

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

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

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

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

20 **Section 1. Property Rezoned.** The Subject Property is
21 hereby rezoned and reclassified from Commercial Office (CO) District
22 to Planned Unit Development (PUD) District. This new PUD district
23 shall generally permit the use of subject property as a Food Truck
24 Park, and is described, shown and subject to the following documents,
25 attached hereto:

26 **Exhibit 1** - Legal Description dated December 18, 2025.

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

28 **Exhibit 3** - Written Description dated December 4, 2025.

29 **Exhibit 4** - Site Plan dated February 3, 2026.

30 **Section 2. Rezoning Approved Subject to Conditions.** This
31 rezoning is approved subject to the following conditions. Such

conditions control over the Written Description and the Site Plan and may only be amended through a rezoning:

(1) The development shall provide a minimum five (5) foot landscape buffer between the vehicle use area and the parcel to the east, including a six (6) foot high 85% opaque fence made of Wood, Vinyl, Pre-cast Panel, or a Masonry material.

Section 3. Owner and Description. The Subject Property is owned by Melvin Devon Williams and Jovette Lasandre Williams and is legally described in **Exhibit 1**, attached hereto. The applicant is Melvin Devon Williams, 3271 Racquet Court, Jacksonville, Florida, 32277; (904) 568-0808; smokeinthecitybbq@comcast.net. **S**

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

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

Form Approved:

/s/ Terrence Harvey

Office of General Counsel

Legislation Prepared By: Connor Corrigan

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