

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-300**

5 AN ORDINANCE REZONING APPROXIMATELY 0.32± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 1 AT 2449  
7 UNIVERSITY BOULEVARD NORTH, BETWEEN LIDDELL LANE  
8 AND BAYWOOD TERRACE, (R.E. NO(S). 116185-0000),  
9 AS DESCRIBED HEREIN, OWNED BY MELVIN DEVON  
10 WILLIAMS AND JOVETTE LASANDRE WILLIAMS, FROM  
11 COMMERCIAL OFFICE (CO) DISTRICT TO PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT THE  
14 USE OF THE SUBJECT PROPERTY AS A FOOD TRUCK PARK,  
15 AS DESCRIBED IN THE SMOKE IN THE CITY PUD,  
16 PURUSANT TO APPLICATION NUMBER Z-6769; PROVIDING  
17 A DISCLAIMER THAT THE REZONING GRANTED HEREIN  
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
19 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
20 DATE.

21  
22 **WHEREAS,** Melvin Devon Williams and Jovette Lasandre Williams,  
23 the owners of approximately 0.32± of an acre located in Council  
24 District 1 at 249 University Boulevard, between Liddell Lane and  
25 Baywood Terrace (R.E. No(s). 116185-0000), as more particularly  
26 described in **Exhibit 1**, dated December 18, 2025, and graphically  
27 depicted in **Exhibit 2**, both of which are attached hereto (the "Subject  
28 Property"), has applied for a rezoning and reclassification of the  
29 Subject Property from Commercial Office (CO) District to Planned Unit  
30 Development (PUD) District, pursuant to application number Z-6769,  
31 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.           Owner and Description.** The Subject Property is  
31 owned by Melvin Devon Williams and Jovette Lasandre Williams and is

1 legally described in **Exhibit 1**, attached hereto. The applicant is  
2 Melvin Devon Williams, 3271 Racquet Court, Jacksonville, Florida,  
3 32277; (904) 568-0808; smokeinthecitybbq@comcast.net.

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

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

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21 Form Approved:

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23           /s/ Terrence Harvey          

24 Office of General Counsel

25 Legislation Prepared By: Connor Corrigan

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