

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-170-E**

5 AN ORDINANCE REZONING APPROXIMATELY 18.27± ACRES  
6 LOCATED IN COUNCIL DISTRICT 1 AT 903 UNIVERSITY  
7 BOULEVARD NORTH, AT THE NORTHEAST CORNER OF THE  
8 INTERSECTION OF UNIVERSITY BOULEVARD NORTH AND  
9 ARLINGTON EXPRESSWAY (R.E. NO. 129407-0010),  
10 OWNED BY 903 UNIVERSITY BLVD, LLC, AS DESCRIBED  
11 HEREIN, FROM PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT (2021-196-E) TO PLANNED UNIT  
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT A MIX  
15 OF COMMERCIAL, RESIDENTIAL AND OFFICE USES, AS  
16 DESCRIBED IN THE COLLEGE PARK PUD MAJOR  
17 MODIFICATION; PUD SUBJECT TO CONDITIONS;  
18 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
19 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
20 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
21 EFFECTIVE DATE.  
22

23 **WHEREAS,** 903 University BLVD, LLC, the owner of approximately  
24 18.27± acres located in Council District 1 at 903 University Boulevard  
25 North, at the northeast corner of the intersection of University  
26 Boulevard North and Arlington Expressway (R.E. No. 129407-0010), as  
27 more particularly described in **Exhibit 1**, dated August 12, 2025, and  
28 graphically depicted in **Exhibit 2**, both of which are attached hereto  
29 (the "Subject Property"), has applied for a rezoning and  
30 reclassification of the Subject Property from Planned Unit  
31 Development (PUD) District (2021-196-E) to Planned Unit Development

1 (PUD) District, as described in Section 1 below; an

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 (2021-196-E) to Planned Unit Development (PUD) District.  
25 This new PUD district shall generally permit a mix of commercial,  
26 residential and office uses, and is described, shown and subject to  
27 the following documents, attached hereto:

28 **Exhibit 1** - Legal Description dated August 12, 2025.

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

30 **Exhibit 3** - Written Description dated January 7, 2026.

31 **Exhibit 4** - Site Plan dated January 2024.

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

5           (1) The developer shall install a minimum six-foot high,  
6 100 percent opaque visual screen (fence or wall), foundation  
7 landscaping (unless a wall mural is proposed), as well as signage,  
8 that restricts off-premises alcohol consumption between the outdoor  
9 food court area and adjacent off-site outparcels (gas station and  
10 fast-restaurant).

11           (2) The College Park PUD shall be limited to a single  
12 liquor store within the PUD boundary, which must be developed in  
13 conjunction with a grocery store occupying 20,000 square feet or more  
14 of space.

15           (3) The sidewalk on Harris Avenue shall be extended so  
16 that it connects with the sidewalk on University Boulevard.

17           **Section 3.           Owner and Applicant Description.** The Subject  
18 Property is owned by 903 University BLVD, LLC. The applicant is Zach  
19 Miller, Esq., 3203 Old Barn Court, Ponte Vedra Beach, Florida, 32082;  
20 (904) 651-8958.

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/ Dylan Reingold          

10 Office of General Counsel

11 Legislation Prepared By: Connor Corrigan

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