

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-559

AN ORDINANCE REZONING APPROXIMATELY 5.14± ACRES
LOCATED IN COUNCIL DISTRICT 5 AT 0 PHILIPS
HIGHWAY, BETWEEN ST. AUGUSTINE ROAD EAST AND
EMERSON STREET (R.E. NO(S). 130455-0100), AS
DESCRIBED HEREIN, OWNED BY LNS PHILIPS, LLC, FROM
PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2025-
0861) TO COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE, PURSUANT TO APPLICATION NUMBER Z-
7354; 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, LNS Philips, LLC, the owner of approximately 5.14±
acres located in Council District 5 at 0 Philips Highway, between St.
Augustine Road East and Emerson Street (R.E. No(s). 130455-0100), as
more particularly described in **Exhibit 1**, dated October 9, 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 Planned Unit
Development (PUD) District (2025-0861) to Commercial
Community/General-2 (CCG-2) District, pursuant to application number
Z-7354; and

WHEREAS, the Planning and Development Department has
considered the application and has rendered an advisory
recommendation; 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 (LUZ) Committee, after due
5 notice, held a public hearing and made its recommendation to the
6 Council; and

7 **WHEREAS,** taking into consideration the above recommendations
8 and all other evidence entered into the record and testimony taken
9 at the public hearings, the Council finds that such rezoning: (1) is
10 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
11 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
12 not in conflict with any portion of the City's land use regulations;
13 now therefore

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Planned Unit Development (PUD)
17 District (2025-0861) to Commercial Community/General-2 (CCG-2)
18 District, as defined and classified under the Zoning Code, City of
19 Jacksonville, Florida.

20 **Section 2. Owner and Description.** The Subject Property is
21 owned by LNS Philips, LLC, and is legally described in **Exhibit 1**,
22 attached hereto. The applicant is Paul Harden, Esq., 1431 Riverplace
23 Boulevard, Suite 901, Jacksonville, Florida 32207; (904) 396-5731;
24 paul@hardenlawoffice.com.

25 **Section 3. Disclaimer.** The rezoning granted herein shall
26 **not** be construed as an exemption from any other applicable local,
27 state, or federal laws, regulations, requirements, permits or
28 approvals. All other applicable local, state or federal permits or
29 approvals shall be obtained before commencement of the development
30 or use and issuance of this rezoning is based upon acknowledgement,
31 representation and confirmation made by the applicant(s), owners(s),

1 developer(s) and/or any authorized agent(s) or designee(s) that the
2 subject business, development and/or use will be operated in strict
3 compliance with all laws. Issuance of this rezoning does **not** approve,
4 promote or condone any practice or act that is prohibited or
5 restricted by any federal, state or local laws.

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

10
11 Form Approved:

12
13 /s/ Terrence Harvey

14 Office of General Counsel

15 Legislation Prepared By: Kaysie Cox

16 GC-#1764838-v1-2026-559_(Z-7354).docx