

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2025-827**

5 AN ORDINANCE REZONING APPROXIMATELY 1.38± ACRES
6 LOCATED IN COUNCIL DISTRICT 1 AT 137 BROOKVIEW
7 DRIVE NORTH, BETWEEN ATLANTIC BOULEVARD AND ATLAS
8 DRIVE (R.E. NO(S). 162975-0010), AS DESCRIBED
9 HEREIN, OWNED BY BESSO, LLC, FROM COMMERCIAL
10 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO PLANNED
11 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT FLEX-
13 WAREHOUSE USES AND OTHER COMMERCIAL AND BUSINESS
14 PARK USES, AS DESCRIBED IN THE BROOKVIEW BUSINESS
15 PARK 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,** Besso, LLC, the owner of approximately 1.38± acres
21 located in Council District 1 at 137 Brookview Drive North, between
22 Atlantic Boulevard and Atlas Drive (R.E. No(s). 162975-0010), as more
23 particularly described in **Exhibit 1**, dated August 5, 2025, and
24 graphically depicted in **Exhibit 2**, both of which are attached hereto
25 (the "Subject Property"), has applied for a rezoning and
26 reclassification of the Subject Property from Commercial
27 Community/General-1 (CCG-1) District to Planned Unit Development
28 (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 Commercial Community/General-1
19 (CCG-1) District to Planned Unit Development (PUD) District. This new
20 PUD district shall generally permit flex-warehouse uses and other
21 commercial and business park uses, and is described, shown and subject
22 to the following documents, attached hereto:

23 **Exhibit 1** - Legal Description dated August 5, 2025.

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

25 **Exhibit 3** - Written Description dated October 15, 2025.

26 **Exhibit 4** - Site Plan dated July 11, 2025.

27 **Section 2. Owner and Description.** The Subject Property is
28 owned by Besso, LLC, and is legally described in **Exhibit 1**, attached
29 hereto. The applicant is Kelly Delmonico, 355 Spoonbill Lane,
30 Melbourne Beach, Florida 32951; (612) 710-9296.

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: Kaysie Cox

22 GC-#1717695-v1-2025-827_(Z-6451).docx