

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-860-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.7± ACRES
6 LOCATED IN COUNCIL DISTRICT 4 AT 11193 ST. JOHNS
7 INDUSTRIAL PARKWAY, WEST OF ST. JOHNS BLUFF ROAD
8 SOUTH (R.E. NO(S). 165418-0070), AS DESCRIBED
9 HEREIN, OWNED BY THE CHEF'S GARDEN OF
10 JACKSONVILLE, INC., FROM INDUSTRIAL BUSINESS
11 PARK (IBP) DISTRICT TO PLANNED UNIT DEVELOPMENT
12 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
13 THE ZONING CODE, TO PERMIT OFFICE AND BUSINESS
14 PARK USES, AS DESCRIBED IN THE CHEF'S GARDEN OF
15 JACKSONVILLE 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,** The Chef's Garden of Jacksonville, Inc., the owner of
21 approximately 1.7± acres located in Council District 4 at 11193 St.
22 Johns Industrial Parkway, west of St. Johns Bluff Road South (R.E.
23 No(s). 165418-0070), as more particularly described in **Exhibit 1**,
24 dated July 9, 2025, and graphically depicted in **Exhibit 2**, both of
25 which are attached hereto (the "Subject Property"), has applied for
26 a rezoning and reclassification of the Subject Property from
27 Industrial Business Park (IBP) 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 Industrial Business Park (IBP)
19 District to Planned Unit Development (PUD) District. This new PUD
20 district shall generally permit office and business park uses, and
21 is described, shown and subject to the following documents, attached
22 hereto:

23 **Exhibit 1** - Legal Description dated July 9, 2025.

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

25 **Exhibit 3** - Written Description dated October 1, 2025.

26 **Exhibit 4** - Site Plan dated July 2, 2025.

27 **Section 2. Owner and Description.** The Subject Property is
28 owned by The Chef's Garden of Jacksonville, Inc., and is legally
29 described in **Exhibit 1**, attached hereto. The applicant is Hayden
30 Phillips, Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville,
31 Florida 32207; (904) 346-5535.

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

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

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18 Form Approved:

19
20 /s/ Dylan Reingold

21 Office of General Counsel

22 Legislation Prepared By: Erin Abney

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