

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-861**

5 AN ORDINANCE REZONING APPROXIMATELY 5.14± ACRES
6 LOCATED IN COUNCIL DISTRICT 5 AT 0 PHILIPS
7 HIGHWAY, BETWEEN ST. AUGUSTINE ROAD EAST AND
8 EMERSON STREET (R.E. NO(S). 130455-0100), AS
9 DESCRIBED HEREIN, OWNED BY LNS PHILIPS HIGHWAY,
10 LLC, FROM COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)
11 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT AUTOMOBILE/VEHICLE GARAGE
14 CONDOMINIUMS AND GENERAL COMMERCIAL USES, AS
15 DESCRIBED IN THE HOMESTRETCH CAR STORAGE PUD;
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
20

21 **WHEREAS,** LNS Philips Highway, LLC, the owner of approximately
22 5.14± acres located in Council District 5 at 0 Philips Highway,
23 between St. Augustine Road East and Emerson Street (R.E. No(s).
24 130455-0100), as more particularly described in **Exhibit 1**, dated
25 October 9, 2025, and graphically depicted in **Exhibit 2**, both of which
26 are attached hereto (the "Subject Property"), has applied for a
27 rezoning and reclassification of the Subject Property from Commercial
28 Community/General-2 (CCG-2) District to Planned Unit Development
29 (PUD) District, as described in Section 1 below; and

30 **WHEREAS,** the Planning Commission, acting as the local planning
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

2 **WHEREAS,** the Land Use and Zoning Committee, after due notice
3 and public hearing, has made its recommendation to the Council; and

4 **WHEREAS,** the Council finds that such rezoning is: (1)
5 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
6 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
7 not in conflict with any portion of the City's land use regulations;
8 and

9 **WHEREAS,** the Council finds the proposed rezoning does not
10 adversely affect the orderly development of the City as embodied in
11 the Zoning Code; will not adversely affect the health and safety of
12 residents in the area; will not be detrimental to the natural
13 environment or to the use or development of the adjacent properties
14 in the general neighborhood; and will accomplish the objectives and
15 meet the standards of Section 656.340 (Planned Unit Development) of
16 the Zoning Code; now therefore

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Commercial Community/General-2
20 (CCG-2) District to Planned Unit Development (PUD) District. This new
21 PUD district shall generally permit automobile/vehicle garage
22 condominiums and general commercial uses, and is described, shown and
23 subject to the following documents, attached hereto:

24 **Exhibit 1** - Legal Description dated October 9, 2025.

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

26 **Exhibit 3** - Written Description dated October 30, 2025.

27 **Exhibit 4** - Site Plan dated September 27, 2025.

28 **Section 2. Owner and Description.** The Subject Property is
29 owned by LNS Philips Highway, LLC, and is legally described in **Exhibit**
30 **1,** attached hereto. The applicant is Paul Harden, Esq., 1431
31 Riverplace Boulevard, Suite 901, Jacksonville, Florida, 32207; (904)

396-5731.

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

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

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Erin Abney

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