

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-755-E**

5 AN ORDINANCE REZONING APPROXIMATELY 6.45± ACRES
6 LOCATED IN COUNCIL DISTRICT 14 AT 7711 OLD
7 MIDDLEBURG ROAD SOUTH AND 9437 COLLINS ROAD, AT
8 THE NORTHEAST CORNER OF THE INTERSECTION OF
9 COLLINS ROAD AND OLD MIDDLEBURG ROAD SOUTH (R.E.
10 NOS. 016361-0058 AND 016361-0074), AS DESCRIBED
11 HEREIN, OWNED BY VRIHI DEVELOPMENT, LLC, FROM
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2023-
13 747-E) TO PLANNED UNIT DEVELOPMENT (PUD)
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
15 ZONING CODE, TO GENERALLY ALLOW FOR COMMERCIAL
16 USES, AS DESCRIBED IN THE REVISED COLLINS PLAZA
17 PUD; PROVIDING A DISCLAIMER THAT THE REZONING
18 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
19 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS,** VRIHI Development, LLC, the owner of approximately
23 6.45± acres located in Council District 14 at 7711 Old Middleburg
24 Road South and 9437 Collins Road, at the northeast corner of the
25 intersection of Collins Road and Old Middleburg Road south (R.E. Nos.
26 016361-0058 and 016361-0074), as more particularly described in
27 **Exhibit 1**, dated August 25, 2025, and graphically depicted in **Exhibit**
28 **2**, both of which are attached hereto (the "Subject Property"), has
29 applied for a rezoning and reclassification of the Subject Property
30 from Planned Unit Development (PUD) District (2023-747-E) to Planned
31 Unit Development (PUD) District, as described in Section 1 below; 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 Committee, after due notice
5 and public hearing, has made its recommendation to the Council; and

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

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

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

20 **Section 1. Property Rezoned.** The Subject Property is
21 hereby rezoned and reclassified from Planned Unit Development (PUD)
22 District (2023-747-E) to Planned Unit Development (PUD) District.
23 This new PUD district shall generally allow for commercial uses, and
24 is described, shown and subject to the following documents, attached
25 hereto:

26 **Exhibit 1** - Legal Description dated August 25, 2025.

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

28 **Exhibit 3** - Written Description dated August 25, 2025.

29 **Exhibit 4** - Site Plan dated August 25, 2025.

30 **Section 2. Owner and Description.** The Subject Property is
31 owned by VRIHI Development, LLC, and is legally described in **Exhibit**

1 1, attached hereto. The applicant is Paul Harden, Esq., 1431
2 Riverplace Boulevard, Suite 901, Jacksonville, Florida, 32207; (904)
3 396-5731.

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

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

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21 Form Approved:

22
23 /s/ Dylan Reingold

24 Office of General Counsel

25 Legislation Prepared By: Erin Abney

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