

Introduced and amended by the Land Use and Zoning Committee:

**ORDINANCE 2025-589-E**

AN ORDINANCE REZONING APPROXIMATELY 1.04± ACRES  
LOCATED IN COUNCIL DISTRICT 14 AT 0 COLLINS ROAD,  
BETWEEN WHISPERING PINES DRIVE AND PINEVEDRA LANE  
(R.E. NO(S). 099121-0900), AS DESCRIBED HEREIN,  
OWNED BY V & S TRUST, LLC, FROM PLANNED UNIT  
DEVELOPMENT (PUD) DISTRICT (1990-15-E) TO  
PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
GENERALLY ALLOW FOR OFFICE AND COMMERCIAL USES,  
AS DESCRIBED IN THE COLLINS ROAD PUD; PUD SUBJECT  
TO CONDITIONS; 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,** V & S Trust, LLC, the owner of approximately 1.04±  
acres located in Council District 14 at 0 Collins Road, between  
Whispering Pines Drive and Pinevedra Lane (R.E. No(s). 099121-0900),  
as more particularly described in **Exhibit 1**, dated May 22, 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 (1990-15-E) to Planned Unit Development  
(PUD) District, as described in Section 1 below; and

**WHEREAS,** the Planning Commission, acting as the local planning  
agency, has reviewed the application and made an advisory  
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 Planned Unit Development (PUD)  
19 District (1990-15-E) to Planned Unit Development (PUD) District. This  
20 new PUD district shall generally allow for office and commercial  
21 uses, and is described, shown and subject to the following documents,  
22 attached hereto:

23       **Exhibit 1** - Legal Description dated May 22, 2025.

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

25       **Exhibit 3** - Written Description dated May 20, 2025.

26       **Exhibit 4** - Site Plan dated February 19, 2025.

27       **Section 2. Rezoning Approved Subject to Conditions.** This  
28 rezoning is approved subject to the following conditions. Such  
29 conditions control over the Written Description and the Site Plan and  
30 may only be amended through a rezoning:

31       (1) Prohibition of the sales of liquor for off-premises

consumption as a stand alone use.

(1) Prohibition of the sales of liquor for off-premises consumption via a drive thru.

(2) Unless waived by the Chief of Traffic Engineering or his or her designee, a traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of the Transportation Planning (or his or her designee), and the Chief of Traffic Engineering (or his or her designee). The Subject Property shall be developed in accordance with the study.

(3) The inclusion of a drive-through on the Subject Property and its configuration shall comply with City standards and is dependent on the approval of the Development Services Division or City of Jacksonville Traffic Engineering.

**Section 3. Owner and Description.** The Subject Property is owned by V & S Trust, LLC and is legally described in **Exhibit 1**, attached hereto. The applicant is Zach Miller, Esq., 3203 Old Barn Court, Ponte Vedra Beach, Florida, 32082; (904) 651-8958.

**Section 4. 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 5. 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 the Council Secretary.

Form Approved:

          /s/ Dylan Reingold          

Office of General Counsel

Legislation Prepared By: Kaysie Cox

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