

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

4 **ORDINANCE 2025-861-E**

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 **Revised Exhibit 3** - Revised Written Description dated January 13,
27 2026.

28 **Revised Exhibit 4** - Revised Site Plan dated January 13, 2026.

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by LNS Philips Highway, LLC, and is legally described in **Exhibit**
31 **1**, attached hereto. The applicant is Paul Harden, Esq., 1431

1 Riverplace Boulevard, Suite 901, Jacksonville, Florida, 32207; (904)
2 396-5731.

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

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

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20 Form Approved:

21
22 /s/ Dylan Reingold

23 Office of General Counsel

24 Legislation Prepared By: Erin Abney

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