

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-210-E**

5 AN ORDINANCE REZONING APPROXIMATELY 4.62± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 0 OWENS ROAD,  
7 AT THE CORNER OF OWENS ROAD AND RANCH ROAD (R.E.  
8 NO. 019336-0100), OWNED BY OWENS ROAD, LP., AS  
9 DESCRIBED HEREIN, FROM PLANNED UNIT DEVELOPMENT  
10 (PUD) DISTRICT (2024-0823-E) TO PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
13 ADDITIONAL PERMISSIBLE USES CURRENTLY ALLOWED AS  
14 AN EXCEPTION, INCLUDING SENIOR FACILITIES SUCH  
15 AS NURSING HOMES, ADULT CONGREGATE FACILITIES,  
16 GROUP CARE HOMES, AND DAY CARES, AS WELL AS  
17 COMMERCIAL, PROFESSIONAL, RETAIL, RESTAURANT,  
18 AND OFFICE USES, AS DESCRIBED IN THE OWENS POINT  
19 PUD, PUD SUBJECT TO CONDITIONS, PURSUANT TO  
20 APPLICATION NUMBER Z-6894; PROVIDING A  
21 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
22 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
23 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

24  
25 **WHEREAS**, Owens Road, LP., the owner of approximately 4.62±  
26 acres located in Council District 8 at 0 Owens Road, at the corner  
27 of Owens Road and Ranch Road (R.E. No. 019336-0100), as more  
28 particularly described in **Exhibit 1**, dated February 5, 2026, and  
29 graphically depicted in **Exhibit 2**, both of which are attached hereto  
30 (the "Subject Property"), has applied for a rezoning and  
31 reclassification of the Subject Property from Planned Unit

1 Development (PUD) District (2024-0823-E) to Planned Unit Development  
2 (PUD) District, as described in Section 1 below, pursuant to  
3 application number Z-6894; and

4 **WHEREAS,** the Planning Commission, acting as the local planning  
5 agency, has reviewed the application and made an advisory  
6 recommendation to the Council; and

7 **WHEREAS,** the Land Use and Zoning (LUZ) Committee, after due  
8 notice, held a public hearing and made its recommendation to the  
9 Council; and

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

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

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

24 **Section 1. Property Rezoned.** The Subject Property is  
25 hereby rezoned and reclassified from Planned Unit Development (PUD)  
26 District (2024-0823-E) to Planned Unit Development (PUD) District.  
27 This new PUD district shall generally permit additional permissible  
28 uses currently allowed as an exception, including senior facilities  
29 such as nursing homes, adult congregate facilities, group care homes,  
30 and day cares, as well as commercial, professional, retail,  
31 restaurant, and office uses, and is described, shown and subject to

1 the following documents, attached hereto:

2 **Exhibit 1** - Legal Description dated February 5, 2026.

3 **Exhibit 2** - Subject Property Map (prepared by P&DD).

4 **Exhibit 3** - Written Description dated January 30, 2026.

5 **Exhibit 4** - Site Plan dated August 12, 2024.

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

10 (1) Unless waived by the Chief of Traffic Engineering or their  
11 designee, a traffic study shall be undertaken by the  
12 developer upon PUD verification. The methodology of the  
13 study shall be determined by the developer's Traffic  
14 Engineer, the Chief of the Transportation Planning Division  
15 (or their designee), and the Chief of Traffic Engineering  
16 (or their designee).

17 (2) The design and location of access drives is subject to the  
18 review and approval of the Traffic Engineering Division  
19 and Development Services Division.

20 **Section 3. Owner and Applicant Description.** The Subject  
21 Property is owned by Owens Road, LP. The applicant is Josh Cockrell,  
22 PO Box 28327, Jacksonville, Florida, 32226; josh@stellaraegroup.com;  
23 (803) 917-2420.

24 **Section 4. Disclaimer.** The rezoning granted herein  
25 shall not be construed as an exemption from any other applicable  
26 local, state, or federal laws, regulations, requirements, permits or  
27 approvals. All other applicable local, state or federal permits or  
28 approvals shall be obtained before commencement of the development  
29 or use and issuance of this rezoning is based upon acknowledgement,  
30 representation and confirmation made by the applicant(s), owner(s),  
31 developer(s) and/or any authorized agent(s) or designee(s) that the

1 subject business, development and/or use will be operated in strict  
2 compliance with all laws. Issuance of this rezoning does **not** approve,  
3 promote or condone any practice or act that is prohibited or  
4 restricted by any federal, state or local laws.

5 **Section 5. Effective Date.** The enactment of this Ordinance  
6 shall be deemed to constitute a quasi-judicial action of the City  
7 Council and shall become effective upon signature by the Council  
8 President and the Council Secretary.

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10 Form Approved:

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12           /s/ Terrence Harvey          

13 Office of General Counsel

14 Legislation Prepared By: Kaysie Cox

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