

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-167**

5 AN ORDINANCE REZONING APPROXIMATELY 5.84± TOTAL  
6 ACRES LOCATED IN COUNCIL DISTRICT 10 AT 0  
7 EDGEWOOD AVENUE AND 0 MONCRIEF AVENUE, BETWEEN  
8 AVENUE B AND MONCRIEF AVENUE (R.E. NO(S). 026473-  
9 0000 AND 026468-0010), OWNED BY EDGEWOOD &  
10 MONCRIEF, LLC, AS DESCRIBED HEREIN, FROM  
11 COMMERCIAL NEIGHBORHOOD (CN) DISTRICT TO  
12 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT  
13 (3.72± ACRES) AND FROM RESIDENTIAL LOW DENSITY-  
14 60 (RLD-60) DISTRICT TO COMMERCIAL NEIGHBORHOOD  
15 (CN) DISTRICT (2.12± ACRES), AS DEFINED AND  
16 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO  
17 FUTURE LAND USE MAP SERIES SMALL-SCALE AMENDMENT  
18 APPLICATION NUMBER L-6097-26C; PROVIDING A  
19 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
20 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
22

23 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
24 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
25 portions of the Future Land Use Map series (FLUMs) in order to ensure  
26 the accuracy and internal consistency of the plan, pursuant to  
27 companion application L-6097-26C; and

28 **WHEREAS,** in order to ensure consistency of zoning district  
29 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
30 Amendment L-6097-26C, an application to rezone and reclassify from  
31 Commercial Neighborhood (CN) District to Commercial

1 Community/General-1 (CCG-1) District (3.72± acres) and from  
2 Residential Low Density-60 (RLD-60) District to Commercial  
3 Neighborhood (CN) District (2.12± acres) was filed by Josh Cockrell,  
4 on behalf of the owner of approximately 5.84± acres of certain real  
5 property in Council District 10, as more particularly described in  
6 Section 1; and

7 **WHEREAS,** the Planning and Development Department, in order to  
8 ensure consistency of this zoning district with the *2045 Comprehensive*  
9 *Plan*, has considered the rezoning and has rendered an advisory  
10 opinion; and

11 **WHEREAS,** the Planning Commission has considered the  
12 application and has rendered an advisory opinion; and

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

16 **WHEREAS,** the City Council, after due notice, held a public  
17 hearing, and taking into consideration the above recommendations as  
18 well as all oral and written comments received during the public  
19 hearings, the Council finds that such rezoning is consistent with the  
20 *2045 Comprehensive Plan* adopted under the comprehensive planning  
21 ordinance for future development of the City of Jacksonville; now  
22 therefore

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

24 **Section 1. Subject Property Location and Description.** The  
25 approximately 5.84± acres are located in Council District 10 at 0  
26 Edgewood Avenue and 0 Moncrief Avenue, between Avenue B and Moncrief  
27 Avenue (R.E. No(s). 026473-0000 and 026468-0010), as more  
28 particularly described in **Exhibit 1**, dated February 2, 2026, and  
29 graphically depicted in **Exhibit 2**, both of which are attached hereto  
30 and incorporated herein by this reference (the "Subject Property").

31 **Section 2. Owner and Applicant Description.** The Subject

1 Property is owned by Edgewood & Moncrief, LLC. The applicant is Josh  
2 Cockrell, PO Box, 28327, Jacksonville, Florida, 32226; (803) 917-  
3 2420.

4 **Section 3. Property Rezoned.** The Subject Property,  
5 pursuant to adopted companion Small-Scale Amendment Application L-  
6 6097-26C, is hereby rezoned and reclassified from Commercial  
7 Neighborhood (CN) District to Commercial Community/General-1 (CCG-1)  
8 District (3.72± acres) and from Residential Low Density-60 (RLD-60)  
9 District to Commercial Neighborhood (CN) District (2.12± acres).

10 **Section 4. Contingency.** This rezoning shall not become  
11 effective until thirty-one (31) days after adoption of the companion  
12 Small-Scale Amendment; and further provided that if the companion  
13 Small-Scale Amendment is challenged by the state land planning agency,  
14 this rezoning shall not become effective until the state land planning  
15 agency or the Administration Commission issues a final order  
16 determining the companion Small-Scale Amendment is in compliance with  
17 Chapter 163, *Florida Statutes*.

18 **Section 5. Disclaimer.** The rezoning granted herein  
19 shall not be construed as an exemption from any other applicable  
20 local, state, or federal laws, regulations, requirements, permits or  
21 approvals. All other applicable local, state or federal permits or  
22 approvals shall be obtained before commencement of the development  
23 or use and issuance of this rezoning is based upon acknowledgement,  
24 representation and confirmation made by the applicant(s), owner(s),  
25 developer(s) and/or any authorized agent(s) or designee(s) that the  
26 subject business, development and/or use will be operated in strict  
27 compliance with all laws. Issuance of this rezoning does not approve,  
28 promote or condone any practice or act that is prohibited or  
29 restricted by any federal, state or local laws.

30 **Section 6. Effective Date.** The enactment of this Ordinance  
31 shall be deemed to constitute a quasi-judicial action of the City

1 Council and shall become effective upon signature by the Council  
2 President and the Council Secretary.

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4 Form Approved:

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6           /s/ Dylan Reingold          

7 Office of General Counsel

8 Legislation Prepared By: Erin Abney

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