

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-310**

AN ORDINANCE REZONING APPROXIMATELY 3.54± ACRES  
LOCATED IN COUNCIL DISTRICT 8 AT 10070 ALLENE  
ROAD, BETWEEN PEEPLES LANE AND NORTH STREET (R.E.  
NO(S). 021183-0800), AS DESCRIBED HEREIN, OWNED  
BY TZ HOMES, LLC, FROM RESIDENTIAL RURAL-ACRE  
(RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-50  
(RLD-50) DISTRICT, AS DEFINED AND CLASSIFIED  
UNDER THE ZONING CODE; 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,** TZ Homes, LLC, the owner of approximately 3.54± acres  
located in Council District 8 at 10070 Allene Road, between Peeples  
Lane and North Street (R.E. No(s). 021183-0800), as more particularly  
described in **Exhibit 1**, dated April 16, 2025, and graphically depicted  
in **Exhibit 2**, both of which are attached hereto (the "Subject  
Property"), have applied for a rezoning and reclassification of the  
Subject Property from Residential Rural-Acre (RR-Acre) District to  
Residential Low Density-50 (RLD-50) District; and

**WHEREAS,** the Planning and Development Department has  
considered the application and has rendered an advisory  
recommendation; and

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

**WHEREAS,** the Land Use and Zoning (LUZ) Committee, after due

1 notice, held a public hearing and made its recommendation to the  
2 Council; and

3 **WHEREAS,** taking into consideration the above recommendations  
4 and all other evidence entered into the record and testimony taken  
5 at the public hearings, the Council finds that such rezoning: (1) is  
6 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
7 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
8 not in conflict with any portion of the City's land use regulations;  
9 now therefore

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

11 **Section 1. Property Rezoned.** The Subject Property is  
12 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
13 District to Residential Low Density-50 (RLD-50) District, as defined  
14 and classified under the Zoning Code, City of Jacksonville, Florida.

15 **Section 2. Owner and Description.** The Subject Property is  
16 owned by TZ Homes, LLC, and is legally described in **Exhibit 1**,  
17 attached hereto. The applicant is Josh Cockrell, PO Box 28327,  
18 Jacksonville, Florida, 32226; (803) 917-2420.

19 **Section 3. Disclaimer.** The rezoning granted herein shall  
20 **not** be construed as an exemption from any other applicable local,  
21 state, or federal laws, regulations, requirements, permits or  
22 approvals. All other applicable local, state or federal permits or  
23 approvals shall be obtained before commencement of the development  
24 or use and issuance of this rezoning is based upon acknowledgement,  
25 representation and confirmation made by the applicant(s), owners(s),  
26 developer(s) and/or any authorized agent(s) or designee(s) that the  
27 subject business, development and/or use will be operated in strict  
28 compliance with all laws. Issuance of this rezoning does **not** approve,  
29 promote or condone any practice or act that is prohibited or  
30 restricted by any federal, state or local laws.

31 **Section 4. Effective Date.** The enactment of this Ordinance

1 shall be deemed to constitute a quasi-judicial action of the City  
2 Council and shall become effective upon signature by the Council  
3 President and Council Secretary.

4  
5 Form Approved:

6  
7           /s/ Dylan Reingold          

8 Office of General Counsel

9 Legislation Prepared By: Erin Abney

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