

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

5 AN ORDINANCE REZONING APPROXIMATELY 5.84± TOTAL
6 ACRES LOCATED IN COUNCIL DISTRICT 10 AT 0
7 EDGEWOOD AVENUE AND 0 MONCRIEF ROAD, BETWEEN
8 AVENUE B AND MONCRIEF ROAD (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 Road, between Avenue B and Moncrief
27 Road (R.E. No(s). 026473-0000 and 026468-0010), as more particularly
28 described in **Exhibit 1**, dated February 2, 2026, and graphically
29 depicted in **Exhibit 2**, both of which are attached hereto and
30 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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