

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-436**

5 AN ORDINANCE REZONING APPROXIMATELY 161.46± OF  
6 AN ACRE LOCATED IN COUNCIL DISTRICT 8 AT 0 OLD  
7 KINGS ROAD AND 0 ACREE ROAD, BETWEEN ACREE ROAD  
8 AND NEW KINGS ROAD (R.E. NO.(S) 002507-0005,  
9 002558-0300, AND 002569-0020), AS DESCRIBED  
10 HEREIN, OWNED BY ACREE JV, LLC, FROM PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT (2022-0851-E) TO  
12 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
14 PERMIT THE INCLUSION OF ADDITIONAL USES INCLUDING  
15 INDUSTRIAL LIGHT USES, AS DESCRIBED IN THE ACREE  
16 PUD, PURSUANT TO APPLICATION NUMBER Z-7006;  
17 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
20 EFFECTIVE DATE.

21  
22 **WHEREAS**, Acree JV, LLC, the owner of approximately 161.46± acres  
23 located in Council District 8 at 0 Old Kings Road and 0 Acree Road,  
24 between Acree Road and New Kings Road (R.E. No.(s) 002507-0005,  
25 002558-0300, and 002569-0020), as more particularly described in  
26 **Exhibit 1**, dated March 25, 2026, and graphically depicted in **Exhibit**  
27 **2**, both of which are attached hereto (the "Subject Property"), has  
28 applied for a rezoning and reclassification of the Subject Property  
29 from Planned Unit Development (PUD) District (2022-0851-E) to Planned  
30 Unit Development (PUD) District, pursuant to application number Z-  
31 7006, as described in Section 1 below; and

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

4           **WHEREAS**, the Land Use and Zoning Committee, after due notice and  
5 public hearing, has made its recommendation to the Council; and

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

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

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

19           **Section 1.           Property Rezoned.**     The Subject Property is  
20 hereby rezoned and reclassified from Planned Unit Development (PUD)  
21 District (2022-0851-E) to Planned Unit Development (PUD) District.  
22 This new PUD district shall generally permit the inclusion of  
23 additional uses including industrial light uses, as described in the  
24 Acree PUD, and is described, shown and subject to the following  
25 documents, attached hereto:

26           **Exhibit 1** - Legal Description dated March 25, 2026.

27           **Exhibit 2** - Subject Property per P&DD.

28           **Exhibit 3** - Written Description dated April 30, 2026.

29           **Exhibit 4** - Site Plan dated April 3, 2026.

30           **Section 2.           Owner and Description.**     The Subject Property is  
31 owned by Acree JV, LLC and is legally described in **Exhibit 1**, attached

1 hereto. The applicant is Justin Holmes, 1000 Riverside Avenue, Suite  
2 600, Jacksonville, Florida, 32204; (407) 694-9835;  
3 jholmes@conerlotdevelopment.com.

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

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

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21 Form Approved:

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23           /s/ Terrence Harvey          

24 Office of General Counsel

25 Legislation Prepared By: Connor Corrigan

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