

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-374**

5 AN ORDINANCE REZONING APPROXIMATELY 2.07± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 0, 1151 MILLER  
7 CIRCLE NORTH AND 11938 PULASKI ROAD, BETWEEN  
8 MILLER CIRCLE NORTH AND REGIS ROAD (R.E. NO(S).  
9 109521-0000, 109523-0000 AND 109524-0000), AS  
10 DESCRIBED HEREIN, KST INVESTMENTS, LLC, FROM  
11 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT  
12 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
14 PERMIT A BOAT AND RV STORAGE FACILITY, AS  
15 DESCRIBED IN THE KST INVESTMENTS PUD, PURSUANT  
16 TO APPLICATION NUMBER Z-7031; PROVIDING A  
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
18 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
20

21 **WHEREAS,** KST Investments, LLC, the owner of approximately 2.07±  
22 acres located in Council District 8 at 0, 1151 Miller Circle North  
23 and 11938 Pulaski Road, between Miller Circle North and Regis Road  
24 (R.E. No(s). 109521-0000, 109523-0000and 109524-0000), as more  
25 particularly described in **Exhibit 1**, dated March 20, 2026, and  
26 graphically depicted in **Exhibit 2**, both of which are attached hereto  
27 (the "Subject Property"), has applied for a rezoning and  
28 reclassification of the Subject Property from Commercial  
29 Community/General-1 (CCG-1) District to Planned Unit Development  
30 (PUD) District, pursuant application number Z-7031, as described in  
31 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  
5 and public hearing, has made its recommendation to the Council; and

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

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

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

20           **Section 1. Property Rezoned.** The Subject Property is  
21 hereby rezoned and reclassified from Commercial Community/General-1  
22 (CCG-1) District to Planned Unit Development (PUD) District. This new  
23 PUD district shall generally permit a boat and recreational vehicle  
24 (RV) and storage facility, and is described, shown and subject to the  
25 following documents, attached hereto:

26 **Exhibit 1** - Legal Description dated March 20, 2026.

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

28 **Exhibit 3** - Written Description dated April 21, 2026.

29 **Exhibit 4** - Site Plan dated March 30, 2026.

30           **Section 2. Owner and Description.** The Subject Property is  
31 owned by KST Investments, LLC, and is legally described in **Exhibit**

1 1, attached hereto. The applicant is Josh Cockrell, P.O. Box 28327,  
2 Jacksonville, Florida 32226; (803) 917-2420; josh@stellareagroup.com.

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

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

19  
20 Form Approved:

21  
22           /s/ Terrence Harvey          

23 Office of General Counsel

24 Legislation Prepared By: Erin Abney

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