

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-210**

5 AN ORDINANCE REZONING APPROXIMATELY 4.62± ACRES
6 LOCATED IN COUNCIL DISTRICT 8 AT 0 OWENS ROAD,
7 AT THE CORNER OF OWENS ROAD AND RANCH ROAD (R.E.
8 NO. 019336-0100), OWNED BY OWENS ROAD, LP., AS
9 DESCRIBED HEREIN, FROM PLANNED UNIT DEVELOPMENT
10 (PUD) DISTRICT (2024-0823-E) TO PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
13 ADDITIONAL PERMISSIBLE USES CURRENTLY ALLOWED AS
14 AN EXCEPTION, INCLUDING SENIOR FACILITIES SUCH
15 AS NURSING HOMES, ADULT CONGREGATE FACILITIES,
16 GROUP CARE HOMES, AND DAY CARES, AS WELL AS
17 COMMERCIAL, PROFESSIONAL, RETAIL, RESTAURANT,
18 AND OFFICE USES, AS DESCRIBED IN THE OWENS POINT
19 PUD, PURSUANT TO APPLICATION NUMBER Z-6894;
20 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
21 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
22 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
23 EFFECTIVE DATE.

24
25 **WHEREAS**, Owens Road, LP., the owner of approximately 4.62±
26 acres located in Council District 8 at 0 Owens Road, at the corner
27 of Owens Road and Ranch Road (R.E. No. 019336-0100), as more
28 particularly described in **Exhibit 1**, dated February 5, 2026, and
29 graphically depicted in **Exhibit 2**, both of which are attached hereto
30 (the "Subject Property"), has applied for a rezoning and
31 reclassification of the Subject Property from Planned Unit

1 Development (PUD) District (2024-0823-E) to Planned Unit Development
2 (PUD) District, as described in Section 1 below, pursuant to
3 application number Z-6894; and

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

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

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

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

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

24 **Section 1. Property Rezoned.** The Subject Property is
25 hereby rezoned and reclassified from Planned Unit Development (PUD)
26 District (2024-0823-E) to Planned Unit Development (PUD) District.
27 This new PUD district shall generally permit additional permissible
28 uses currently allowed as an exception, including senior facilities
29 such as nursing homes, adult congregate facilities, group care homes,
30 and day cares, as well as commercial, professional, retail,
31 restaurant, and office uses, and is described, shown and subject to

1 the following documents, attached hereto:

2 **Exhibit 1** - Legal Description dated February 5, 2026.

3 **Exhibit 2** - Subject Property Map (prepared by P&DD).

4 **Exhibit 3** - Written Description dated January 30, 2026.

5 **Exhibit 4** - Site Plan dated August 12, 2024.

6 **Section 2. Owner and Applicant Description.** The Subject
7 Property is owned by Owens Road, LP. The applicant is Josh Cockrell,
8 PO Box 28327, Jacksonville, Florida, 32226; josh@stellaraegroup.com;
9 (803) 917-2420.

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

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

1 Form Approved:

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3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Kaysie Cox

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