

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-427**

5 AN ORDINANCE REZONING APPROXIMATELY 0.91± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 103RD STREET,
7 BETWEEN ROCKOLA ROAD AND OLD MIDDLEBUREG ROAD
8 SOUTH (R.E. NO. 013016-0000), AS DESCRIBED
9 HEREIN, OWNED BY GREGORY COCHRAN AND PATRICIA
10 COCHRAN, TRUSTEES, UNDER THE COCHRAN LIVING TRUST
11 DATED MAY 31, 2022, AND ANY AMENDMENTS THERETO,
12 FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
13 DISTRICT TO COMMERCIAL COMMUNITY/GENERAL-2 (CCG-
14 2) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
15 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
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20 **WHEREAS**, Gregory Cochran and Patricia Cochran, Trustees, under
21 the Cochran Living Trust dated May 31, 2022, and any amendments
22 thereto, the owners of approximately 0.91± acres located in Council
23 District 12 at 0 103rd Street, between Rockola Road and Old Middlebureg
24 Road South (R.E. No. 013016-0000), as more particularly described in
25 **Exhibit 1**, dated June 5, 2023, and graphically depicted in **Exhibit**
26 **2**, both of which are attached hereto (the "Subject Property"), have
27 applied for a rezoning and reclassification of the Subject Property
28 from Commercial Community/General-1 (CCG-1) District to Commercial
29 Community/General-2 (CCG-2) District; and

30 **WHEREAS**, the Planning and Development Department has considered
31 the application and has rendered an advisory recommendation; 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 (LUZ) Committee, after due
5 notice, held a public hearing and made its recommendation to the
6 Council; and

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

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Commercial Community/General-1
17 (CCG-1) District to Commercial Community/General-2 (CCG-2) District,
18 as defined and classified under the Zoning Code, City of Jacksonville,
19 Florida.

20 **Section 2. Owner and Description.** The Subject Property is
21 owned by Gregory Cochran and Patricia Cochran, Trustees, under the
22 Cochran Living Trust dated May 31, 2022, and any amendments thereto,
23 and is legally described in **Exhibit 1**, attached hereto. The applicant
24 is Patricia Cochran, 4604 Seaboard Avenue, Jacksonville, Florida
25 32210; (904) 386-5514.

26 **Section 3. Disclaimer.** The rezoning granted herein shall
27 **not** be construed as an exemption from any other applicable local,
28 state, or federal laws, regulations, requirements, permits or
29 approvals. All other applicable local, state or federal permits or
30 approvals shall be obtained before commencement of the development
31 or use and issuance of this rezoning is based upon acknowledgement,

