

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

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 0 103<sup>rd</sup> 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,

