

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-823**

5 AN ORDINANCE REZONING APPROXIMATELY 4.62± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 0 OWENS ROAD,  
7 BETWEEN FAIR PINE LANE AND RANCH ROAD (R.E.  
8 NO(S). 019336-0100), AS DESCRIBED HEREIN, OWNED  
9 BY USA EXPRESS, INC., FROM INDUSTRIAL LIGHT (IL)  
10 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
11 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
12 ZONING CODE, TO PERMIT RESIDENTIAL USES, AS  
13 DESCRIBED IN THE OWENS POINT PUD, PURSUANT TO  
14 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
15 AMENDMENT APPLICATION NUMBER L-5975-24C;  
16 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
19 EFFECTIVE DATE.  
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21 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
22 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
23 portions of the Future Land Use Map series (FLUMs) in order to ensure  
24 the accuracy and internal consistency of the plan, pursuant to the  
25 companion land use application L-5975-24C; and

26 **WHEREAS**, in order to ensure consistency of zoning district  
27 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale  
28 Amendment L-5975-24C, an application to rezone and reclassify from  
29 Industrial Light (IL) to Planned Unit Development (PUD) District was  
30 filed by Josh Cockrell, on behalf of the owner, USA Express, Inc.,  
31 owner of approximately 4.62± acres of certain real property in Council

1 District 8, as more particularly described in Section 1 below; and

2 **WHEREAS,** the Planning and Development Department, in order to  
3 ensure consistency of this zoning district with the *2045 Comprehensive*  
4 *Plan*, has considered the rezoning and has rendered an advisory  
5 opinion; and

6 **WHEREAS,** the Planning Commission has considered the  
7 application and has rendered an advisory opinion; and

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

11 **WHEREAS,** the City Council, after due notice, held a public  
12 hearing, and taking into consideration the above recommendations as  
13 well as all oral and written comments received during the public  
14 hearings, the Council finds that such rezoning is consistent with the  
15 *2045 Comprehensive Plan* adopted under the comprehensive planning  
16 ordinance for future development of the City of Jacksonville; and

17 **WHEREAS,** based on the staff report of the Planning and  
18 Development Department and other competent and substantial evidence  
19 received at the public hearings, the Council finds that the proposed  
20 PUD does not affect adversely the orderly development of the City as  
21 embodied in the *Zoning Code*; will not affect adversely the health and  
22 safety of residents in the area; will not be detrimental to the  
23 natural environment or to the use or development of the adjacent  
24 properties in the general neighborhood; and the proposed PUD will  
25 accomplish the objectives and meet the standards of Section 656.340  
26 (Planned Unit Development) of the *Zoning Code* of the City of  
27 Jacksonville; now therefore

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

29 **Section 1. Subject Property Location and Description.** The  
30 approximately 4.62± acres are located in Council District 8 at 0 Owens  
31 Road, between Fair Pine Lane and Ranch Road (R.E. No(s). 019336-

1 0100), as more particularly described in **Exhibit 1**, dated August 12,  
2 2024, and graphically depicted in **Exhibit 2**, both of which are  
3 attached hereto and incorporated herein by this reference (the  
4 "Subject Property").

5 **Section 2. Owner and Applicant Description.** The Subject  
6 Property is owned by USA Express, Inc. The applicant is Josh Cockrell,  
7 PO Box 28327, Jacksonville, Florida, 32226; (803) 917-2420.

8 **Section 3. Property Rezoned.** The Subject Property,  
9 pursuant to adopted companion Small-Scale Amendment L-5975-24C, is  
10 hereby rezoned and reclassified from Industrial Light (IL) District  
11 to Planned Unit Development (PUD) District. This new PUD district  
12 shall generally permit residential uses, and is described, shown and  
13 subject to the following documents, attached hereto:

14 **Exhibit 1** - Legal Description dated August 12, 2024.

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

16 **Exhibit 3** - Written Description dated September 30, 2024.

17 **Exhibit 4** - Site Plan dated October 1, 2024.

18 **Section 4. Contingency.** This rezoning shall not become  
19 effective until thirty-one (31) days after adoption of the companion  
20 Small-Scale Amendment; and further provided that if the companion  
21 Small-Scale Amendment is challenged by the state land planning agency,  
22 this rezoning shall not become effective until the state land planning  
23 agency or the Administration Commission issues a final order  
24 determining the companion Small-Scale Amendment is in compliance with  
25 Chapter 163, *Florida Statutes*.

26 **Section 5. 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,

1 representation and confirmation made by the applicant(s), owner(s),  
2 developer(s) and/or any authorized agent(s) or designee(s) that the  
3 subject business, development and/or use will be operated in strict  
4 compliance with all laws. Issuance of this rezoning does not approve,  
5 promote or condone any practice or act that is prohibited or  
6 restricted by any federal, state or local laws.

7           **Section 6.           Effective Date.** The enactment of this Ordinance  
8 shall be deemed to constitute a quasi-judicial action of the City  
9 Council and shall become effective upon signature by the Council  
10 President and the Council Secretary.

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12 Form Approved:

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14           /s/ Dylan Reingold          

15 Office of General Counsel

16 Legislation Prepared By: Kaysie Cox

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