

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-478-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.95± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 10 AT 6607 OLD  
7 KINGS ROAD, BETWEEN MILLWRIGHT COURT AND SOUTEL  
8 DRIVE (R.E. NO. 003459-0210), OWNED BY DGFL2,  
9 LLC, AS DESCRIBED HEREIN, FROM RESIDENTIAL  
10 RURAL-ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT  
11 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
13 OFFICE, COMMERCIAL, AND LIGHT INDUSTRIAL USES,  
14 AS DESCRIBED IN THE SOUTEL C.T.L. PUD, PURSUANT  
15 TO FUTURE LAND USE MAP SERIES (FLUMS) SMALL-  
16 SCALE AMENDMENT APPLICATION NUMBER L-5390-19C;  
17 PROVIDING A DISCLAIMER THAT THE REZONING  
18 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
19 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
20 PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
23 Amendment to the *2030 Comprehensive Plan* for the purpose of  
24 revising portions of the Future Land Use Map series (FLUMs) in  
25 order to ensure the accuracy and internal consistency of the plan,  
26 pursuant to application L-5390-19C and companion land use Ordinance  
27 2020-477; and

28 **WHEREAS**, in order to ensure consistency of zoning district  
29 with the *2030 Comprehensive Plan* and the adopted companion Small-  
30 Scale Amendment L-5390-19C, an application to rezone and reclassify  
31 from Residential Rural-Acre (RR-Acre) District to Planned Unit

1 Development (PUD) District was filed by Eric J. Almond, P.E., on  
2 behalf of the owner of approximately 0.95± of an acre of certain  
3 real property in Council District 10, as more particularly  
4 described in Section 1; and

5 **WHEREAS**, the Planning and Development Department, in order to  
6 ensure consistency of this zoning district with the *2030*  
7 *Comprehensive Plan*, has considered the rezoning and has rendered an  
8 advisory opinion; and

9 **WHEREAS**, the Planning Commission has considered the  
10 application and has rendered an advisory opinion; and

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

14 **WHEREAS**, the City Council, after due notice, held a public  
15 hearing, and taking into consideration the above recommendations as  
16 well as all oral and written comments received during the public  
17 hearings, the Council finds that such rezoning is consistent with  
18 the *2030 Comprehensive Plan* adopted under the comprehensive  
19 planning ordinance for future development of the City of  
20 Jacksonville; and

21 **WHEREAS**, the Council finds that the proposed PUD does not  
22 affect adversely the orderly development of the City as embodied in  
23 the *Zoning Code*; will not affect adversely the health and safety of  
24 residents in the area; will not be detrimental to the natural  
25 environment or to the use or development of the adjacent properties  
26 in the general neighborhood; and the proposed PUD will accomplish  
27 the objectives and meet the standards of Section 656.340 (Planned  
28 Unit Development) of the *Zoning Code* of the City of Jacksonville;  
29 now, therefore

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

31 **Section 1. Subject Property Location and Description.** The

1 approximately 0.95± of an acre (R.E. No. 003459-0210) is located in  
2 Council District 10, at 6607 Old Kings Road, between Millwright  
3 Court and Soutel Drive, as more particularly described in **Exhibit**  
4 **1**, dated July 29, 2020, and graphically depicted in **Exhibit 2**, both  
5 of which are **attached hereto** and incorporated herein by this  
6 reference (Subject Property).

7 **Section 2. Owner and Applicant Description.** The Subject  
8 Property is owned by DGFL2, LLC. The applicant is Eric J. Almond,  
9 P.E., 6277 Dupont Station Court East, Unit 1, Jacksonville, Florida  
10 32217; (904) 306-0162.

11 **Section 3. Property Rezoned.** The Subject Property,  
12 pursuant to adopted companion Small-Scale Amendment L-5390-19C, is  
13 hereby rezoned and reclassified from Residential Rural-Acre (RR-  
14 Acre) District to Planned Unit Development (PUD) District. This  
15 new PUD district shall generally permit office, commercial, and  
16 light industrial uses, and is described, shown and subject to the  
17 following documents, **attached hereto**:

18 **Exhibit 1** - Legal Description dated July 29, 2020.

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

20 **Exhibit 3** - Written Description dated January 28, 2020.

21 **Exhibit 4** - Site Plan dated April 1, 2020.

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

31 **Section 5. Disclaimer.** The rezoning granted herein

