

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-42-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.43±
6 ACRES, LOCATED IN COUNCIL DISTRICT 10 AT 6242
7 OLD SOUTEL COURT, BETWEEN PICKETT DRIVE AND
8 OLD SOUTEL COURT (R.E. NO. 030087-0000) AS
9 DESCRIBED HEREIN, OWNED BY CAMP ALLEN, LLC,
10 FROM INDUSTRIAL BUSINESS PARK (IBP) DISTRICT
11 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
13 TO PERMIT INDUSTRIAL AND COMMERCIAL USES, AS
14 DESCRIBED IN THE 6242 OLD SOUTEL COURT PUD;
15 PROVIDING A DISCLAIMER THAT THE REZONING
16 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
17 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, Camp Allen, LLC, the owner of approximately 1.43±
21 acres, located in Council District 10 at 6242 Old Soutel Court,
22 between Pickett Drive and Old Soutel Court (R.E. No. 030087-0000),
23 as more particularly described in **Exhibit 1**, dated January 12,
24 2021, and graphically depicted in **Exhibit 2**, both of which are
25 **attached hereto** (Subject Property), has applied for a rezoning and
26 reclassification of that property from Industrial Business Park
27 (IBP) District to Planned Unit Development (PUD) District, as
28 described in Section 1 below; and

29 **WHEREAS**, the Planning Commission has considered the
30 application and has rendered an advisory opinion; and

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice

1 and public hearing, has made its recommendation to the Council; and
2 **WHEREAS**, the Council finds that such rezoning is: (1)
3 consistent with the *2030 Comprehensive Plan*; (2) furthers the
4 goals, objectives and policies of the *2030 Comprehensive Plan*; and
5 (3) is not in conflict with any portion of the City's land use
6 regulations; and

7 **WHEREAS**, the Council finds the proposed rezoning does not
8 adversely affect the orderly development of the City as embodied in
9 the Zoning Code; will not adversely affect the health and safety of
10 residents in the area; will not be detrimental to the natural
11 environment or to the use or development of the adjacent properties
12 in the general neighborhood; and will accomplish the objectives and
13 meet the standards of Section 656.340 (Planned Unit Development) of
14 the Zoning Code; now, therefore

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Industrial Business Park (IBP)
18 District to Planned Unit Development (PUD) District. This new PUD
19 district shall generally permit industrial and commercial uses, and
20 is described, shown and subject to the following documents,
21 **attached hereto:**

22 **Exhibit 1** - Legal Description dated January 12, 2021.

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

24 **Exhibit 3** - Written Description dated November 3, 2020.

25 **Exhibit 4** - Site Plan dated November 10, 2020.

26 **Section 2. Owner and Description.** The Subject Property
27 is owned by Camp Allen, LLC, and is legally described in **Exhibit 1**,
28 **attached hereto.** The applicant is Scott Sailer, 3736 Southern
29 Hills Drive, Jacksonville, Florida 32225; (904) 521-4077.

30 **Section 3. Disclaimer.** The rezoning granted herein
31 shall **not** be construed as an exemption from any other applicable

