

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-212**

5 AN ORDINANCE REZONING APPROXIMATELY 0.51± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 10 AT 0 SOUTEL
7 DRIVE, BETWEEN NORFOLK BOULEVARD AND SCOTT WOODS
8 DRIVE WEST (R.E. NO(S). 037542-0100 AND 037542-
9 0045), AS DESCRIBED HEREIN, OWNED BY DDT&L, INC.,
10 FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
11 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT BUS, SEMI-TRACTOR (BUT NOT
14 TRAILER) AND TRUCK PARKING AND STORAGE AND OFFICE
15 AND COMMERCIAL USES, AS DESCRIBED IN THE DDT&L,
16 INC PUD; PROVIDING A DISCLAIMER THAT THE REZONING
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS,** DDT&L, Inc., the owner of approximately 0.51± of an
22 acre located in Council District 10 at 0 Soutel Drive, between Norfolk
23 Boulevard and Scott Woods Drive West (R.E. No(s). 037542-0100 and
24 037542-0045), as more particularly described in **Exhibit 1**, dated
25 January 26, 2025, and graphically depicted in **Exhibit 2**, both of
26 which are attached hereto (the "Subject Property"), has applied for
27 a rezoning and reclassification of the Subject Property from
28 Commercial Community/General-1 (CCG-1) District to Planned Unit
29 Development (PUD) District, as described in Section 1 below; and

30 **WHEREAS,** the Planning Commission, acting as the local planning
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

2 **WHEREAS,** the Land Use and Zoning Committee, after due notice
3 and public hearing, has made its recommendation to the Council; and

4 **WHEREAS,** the Council finds that such rezoning is: (1)
5 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
6 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
7 not in conflict with any portion of the City's land use regulations;
8 and

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

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

18 **Section 1. Property Rezoned.** The Subject Property is
19 hereby rezoned and reclassified from Commercial Community/General-1
20 (CCG-1) District to Planned Unit Development (PUD) District. This new
21 PUD district shall generally permit bus, semi-tractor (but not
22 trailer), and truck parking and storage and office and commercial
23 uses, and is described, shown and subject to the following documents,
24 attached hereto:

25 **Exhibit 1** - Legal Description dated January 26, 2025.

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

27 **Exhibit 3** - Written Description dated January 26, 2025.

28 **Exhibit 4** - Site Plan dated January 26, 2025.

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by DDT&L, Inc., and is legally described in **Exhibit 1**, attached
31 hereto. The applicant is Josh Cockrell, P.O. Box 28327, Jacksonville,

1 Florida 32226; (803) 917-2420.

2 **Section 3. Disclaimer.** The rezoning granted herein shall
3 **not** be construed as an exemption from any other applicable local,
4 state, or federal laws, regulations, requirements, permits or
5 approvals. All other applicable local, state or federal permits or
6 approvals shall be obtained before commencement of the development
7 or use and issuance of this rezoning is based upon acknowledgement,
8 representation and confirmation made by the applicant(s), owners(s),
9 developer(s) and/or any authorized agent(s) or designee(s) that the
10 subject business, development and/or use will be operated in strict
11 compliance with all laws. Issuance of this rezoning does **not** approve,
12 promote or condone any practice or act that is prohibited or
13 restricted by any federal, state or local laws.

14 **Section 4. Effective Date.** The enactment of this Ordinance
15 shall be deemed to constitute a quasi-judicial action of the City
16 Council and shall become effective upon signature by the Council
17 President and Council Secretary.

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19 Form Approved:

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21 /s/ Dylan Reingold

22 Office of General Counsel

23 Legislation Prepared By: Stephen Nagbe

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