

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

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

19
20 **WHEREAS**, Camp Allen, LLC, the owner of approximately 1.43±
21 acres, located in Council District 10 at 6242 Old Soudel Court,
22 between Pickett Drive and Old Soudel Court (R.E. No. 030087-0000),
23 as more particularly described in **Exhibit 1**, dated January 12, 2021,
24 and graphically depicted in **Exhibit 2**, both of which are **attached**
25 **hereto** (Subject Property), has applied for a rezoning and
26 reclassification of that property from Industrial Business Park (IBP)
27 District to Planned Unit Development (PUD) District, as described in
28 Section 1 below; and

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

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

1 public hearing, has made its recommendation to the Council; and

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

6 **WHEREAS**, the Council finds the proposed rezoning does not
7 adversely affect the orderly development of the City as embodied in
8 the Zoning Code; will not adversely affect the health and safety of
9 residents in the area; will not be detrimental to the natural
10 environment or to the use or development of the adjacent properties
11 in the general neighborhood; and will accomplish the objectives and
12 meet the standards of Section 656.340 (Planned Unit Development) of
13 the Zoning Code; 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 Industrial Business Park (IBP)
17 District to Planned Unit Development (PUD) District. This new PUD
18 district shall generally permit industrial and commercial uses, and
19 is described, shown and subject to the following documents, **attached**
20 **hereto:**

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

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

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

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

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

29 **Section 3. Disclaimer.** The rezoning granted herein
30 shall **not** be construed as an exemption from any other applicable
31 local, state, or federal laws, regulations, requirements, permits or

1 approvals. All other applicable local, state or federal permits or
2 approvals shall be obtained before commencement of the development
3 or use and issuance of this rezoning is based upon acknowledgement,
4 representation and confirmation made by the applicant(s), owner(s),
5 developer(s) and/or any authorized agent(s) or designee(s) that the
6 subject business, development and/or use will be operated in strict
7 compliance with all laws. Issuance of this rezoning does **not** approve,
8 promote or condone any practice or act that is prohibited or
9 restricted by any federal, state or local laws.

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

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15 Form Approved:

16
17 /s/ Shannon K. Eller

18 Office of General Counsel

19 Legislation Prepared By: Connor Corrigan

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