

1 Introduced by the Land Use and Zoning Committee:
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3

4 **ORDINANCE 2026-532**

5 AN ORDINANCE REZONING APPROXIMATELY 16.73± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 UNION HEIGHTS
7 RD, 0 BOB-O-LINK RD E, AND 7167 OLD KINGS RD,
8 BETWEEN SOUDEL DRIVE AND MOCKINGBIRD ROAD (R.E.
9 NO(S). 003587-0000, 003589-0000, 003590-0000,
10 003588-0000, 003587-0050, 029973-0000, AND
11 030092-0000), AS DESCRIBED HEREIN, OWNED BY
12 PREFERRED MATERIALS, INC., FROM INDUSTRIAL LIGHT
13 (IL) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
15 ZONING CODE, TO PERMIT THE DEVELOPMENT OF A
16 CONCRETE BATCH PLANT AND MATERIAL STORAGE, AS
17 DESCRIBED IN THE SOUDEL INDUSTRIAL PUD, PURSUANT
18 TO APPLICATION NUMBER Z-7232; PROVIDING A
19 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
20 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
21 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS**, Preferred Materials, Inc., the owner of approximately
24 16.73± acres located in Council District 10 at 0 Union Heights Road,
25 0 Bob-O-Link Road East, and 7167 Old Kings Road, between Soutel Drive
26 and Mockingbird Road (R.E. No(s).: 003587-0000, 003589-0000, 003590-
27 0000, 003588-0000, 003587-0050, 029973-0000, and 030092-0000), as
28 more particularly described in **Exhibit 1**, dated May 21, 2026, and
29 graphically depicted in **Exhibit 2**, both of which are attached hereto
30 (the "Subject Property"), has applied for a rezoning and

1 reclassification of the Subject Property from Industrial Light (IL)
2 District to Planned Unit Development (PUD) District, as described in
3 Section 1 below; and

4 **WHEREAS,** the Planning Commission, acting as the local planning
5 agency, has reviewed the application and made an advisory
6 recommendation to the Council; and

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

9 **WHEREAS,** the Council finds that such rezoning is: (1)
10 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
11 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
12 not in conflict with any portion of the City's land use regulations;
13 and

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

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

23 **Section 1. Property Rezoned.** The Subject Property is
24 hereby rezoned and reclassified from Industrial Light (IL) District
25 to Planned Unit Development (PUD) District. This new PUD district
26 shall generally permit the development of a concrete batch plant and
27 material storage, and is described in the Soutel Industrial PUD, and
28 is described, shown and subject to the following documents, attached
29 hereto:

30 **Exhibit 1** - Legal Description dated May 21, 2026.

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

1 **Exhibit 3** - Written Description dated April 29, 2026.

2 **Exhibit 4** - Site Plan dated May 5, 2026.

3 **Section 2. Owner and Description.** The Subject Property is
4 owned by Preferred Materials, Inc. and is legally described in **Exhibit**
5 **1**, attached hereto. The applicant is Kristen Reed, 12740 Gran Bay
6 Parkway West, Suite 2350, Jacksonville, Florida 32258; (904) 539-
7 9232; Kristen.reed@kimley-horn.com.

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

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

24
25 Form Approved:

26
27 /s/ Terrence Harvey

28 Office of General Counsel

29 Legislation Prepared By: Erin Abney

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