

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-53**

5 AN ORDINANCE REZONING APPROXIMATELY 0.58± ACRES  
6 LOCATED IN COUNCIL DISTRICT 8 AT 0 SOUTEL DRIVE,  
7 BETWEEN RIDGE BOULEVARD AND GIBSON AVENUE (R.E.  
8 NO. 029360-0000), AS DESCRIBED HEREIN, OWNED BY  
9 BCEL 5C LLC, FROM PLANNED UNIT DEVELOPMENT (PUD)  
10 DISTRICT (2007-87-E) TO RESIDENTIAL LOW DENSITY-  
11 60 (RLD-60) DISTRICT, AS DEFINED AND CLASSIFIED  
12 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER  
13 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
14 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
15 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

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17 **WHEREAS**, BCEL 5C LLC, the owner of approximately 0.58± acres  
18 located in Council District 8 at 0 Soutel Drive, between Ridge  
19 Boulevard and Gibson Avenue (R.E. No. 029360-0000), as more  
20 particularly described in **Exhibit 1**, dated November 11, 2021, and  
21 graphically depicted in **Exhibit 2**, both of which are **attached hereto**  
22 (the "Subject Property"), has applied for a rezoning and  
23 reclassification of the Subject Property from Planned Unit  
24 Development (PUD) District (2007-87-E) to Residential Low Density-60  
25 (RLD-60) District; and

26 **WHEREAS**, the Planning and Development Department has considered  
27 the application and has rendered an advisory recommendation; and

28 **WHEREAS**, the Planning Commission, acting as the local planning  
29 agency, has reviewed the application and made an advisory  
30 recommendation to the Council; and

31 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due

1 notice, held a public hearing and made its recommendation to the  
2 Council; and

3 **WHEREAS**, taking into consideration the above recommendations and  
4 all other evidence entered into the record and testimony taken at the  
5 public hearings, the Council finds that such rezoning: (1) is  
6 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,  
7 objectives and policies of the *2030 Comprehensive Plan*; and (3) is  
8 not in conflict with any portion of the City's land use regulations;  
9 now, therefore

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

11 **Section 1. Property Rezoned.** The Subject Property is  
12 hereby rezoned and reclassified from Planned Unit Development (PUD)  
13 District (2007-87-E) to Residential Low Density-60 (RLD-60) District,  
14 as defined and classified under the Zoning Code, City of Jacksonville,  
15 Florida.

16 **Section 2. Owner and Description.** The Subject Property is  
17 owned by BCEL 5C LLC, and is described in **Exhibit 1, attached hereto.**  
18 The applicant is Zach Miller, Esq., 7563 Philips Highway,  
19 Jacksonville, Florida 32256; (904) 651-8958.

20 **Section 3. Disclaimer.** The rezoning granted herein shall  
21 **not** be construed as an exemption from any other applicable local,  
22 state, or federal laws, regulations, requirements, permits or  
23 approvals. All other applicable local, state or federal permits or  
24 approvals shall be obtained before commencement of the development  
25 or use and issuance of this rezoning is based upon acknowledgement,  
26 representation and confirmation made by the applicant(s), owners(s),  
27 developer(s) and/or any authorized agent(s) or designee(s) that the  
28 subject business, development and/or use will be operated in strict  
29 compliance with all laws. Issuance of this rezoning does **not** approve,  
30 promote or condone any practice or act that is prohibited or  
31 restricted by any federal, state or local laws.

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

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6 Form Approved:

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8                     /s/ Mary E. Staffopoulos          

9 Office of General Counsel

10 Legislation Prepared By: Kaysie Cox

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