

1 Introduced by the Land Use and Zoning Committee and amended on the  
2 Floor of Council:

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4  
5 **ORDINANCE 2025-212-E**

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

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

31 **WHEREAS,** the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory  
2 recommendation to the Council; and

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

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

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

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

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

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

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

28 **Revised Exhibit 3** - Revised Written Description dated April 7, 2025.

29 **Revised Exhibit 4** - Revised Site Plan dated April 7, 2025.

30 **Section 2. Rezoning Approved Subject to Conditions.** This  
31 rezoning is approved subject to the following conditions. Such

conditions shall control over the Written Description and the Site Plan and may only be amended through a rezoning:

(1) There shall be no more than 20 vehicles on the Subject Property.

(2) There shall be an 8 to 10 foot tall fence around the entire perimeter of the Subject Property.

(3) To the extent such signage is not installed by the City, signage shall be installed warning drivers of "Trucks entering the road ahead" to the east and west of Soutel Drive, at a location approved by the Traffic Engineering Division.

**Section 3. Owner and Description.** The Subject Property is owned by DDT&L, Inc., and is legally described in **Exhibit 1**, attached hereto. The applicant is Josh Cockrell, P.O. Box 28327, Jacksonville, Florida 32226; (803) 917-2420.

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

**Section 5. Effective Date.** The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and Council Secretary.

1 Form Approved:

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3           /s/ Dylan Reingold          

4 Office of General Counsel

5 Legislation Prepared By: Stephen Nagbe

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