

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-422**

5 AN ORDINANCE REZONING APPROXIMATELY 1.43± ACRES  
6 LOCATED IN COUNCIL DISTRICT 10 AT 6242 OLD SOUDEL  
7 COURT, BETWEEN SOUDEL DRIVE AND PICKETT DRIVE  
8 (R.E. NO. 030087-0000), AS DESCRIBED HEREIN,  
9 OWNED BY CAMP ALLEN, LLC, FROM PLANNED UNIT  
10 DEVELOPMENT (PUD) DISTRICT (2021-42-E) TO  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
13 PERMIT RECREATIONAL VEHICLE PARKING USES, AS  
14 DESCRIBED IN THE CAMP ALLEN, LLC PUD; PROVIDING  
15 A DISCLAIMER THAT THE REZONING GRANTED HEREIN  
16 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
17 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
18 DATE.

19  
20 **WHEREAS**, Camp Allen, LLC, the owner of approximately 1.43± acres  
21 located in Council District 10 at 6242 Old Soudel Court, Soudel Drive  
22 and Pickett Drive (R.E. No. 030087-0000), as more particularly  
23 described in **Exhibit 1**, dated January 12, 2021, and graphically  
24 depicted in **Exhibit 2**, both of which are attached hereto (the "Subject  
25 Property"), has applied for a rezoning and reclassification of the  
26 Subject Property from Planned Unit Development (PUD) District (2021-  
27 42-E) to Planned Unit Development (PUD) District, as described in  
28 Section 1 below; and

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

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

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

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

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

16           **Section 1.           Property Rezoned.**     The Subject Property is  
17 hereby rezoned and reclassified from Planned Unit Development (PUD)  
18 District (2021-42-E) to Planned Unit Development (PUD) District. This  
19 new PUD district shall generally permit recreational vehicle parking  
20 uses, and is described, shown and subject to the following documents,  
21 attached hereto:

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

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

24           **Exhibit 3** - Written Description dated April 26, 2023.

25           **Exhibit 4** - Site Plan dated October 26, 2022.

26           **Section 2.           Owner and Description.**     The Subject Property is  
27 owned by Camp Allen, LLC and is legally described in **Exhibit 1**,  
28 attached hereto.     The applicant is Gary Crumley, 3302 King Charles  
29 Circle, Seffner, Florida 33584; (904) 233-4455.

30           **Section 3.           Disclaimer.**     The rezoning granted herein shall  
31 **not** be construed as an exemption from any other applicable local,

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

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

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16 Form Approved:

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18  /s/ Shannon K. Eller

19 Office of General Counsel

20 Legislation Prepared By: Bruce Lewis

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