Introduced by the Land Use and Zoning Committee:

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

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

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

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

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

2 WHEREAS, the Council finds that such rezoning is: (1) 3 consistent with the 2030 Comprehensive Plan; (2) furthers the 4 goals, objectives and policies of the 2030 Comprehensive Plan; and 5 (3) is not in conflict with any portion of the City's land use 6 regulations; and

7 WHEREAS, the Council finds the proposed rezoning does not adversely affect the orderly development of the City as embodied in 8 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 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:

Section 1. Property Rezoned. The Subject Property 16 is 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 20 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.

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24 Exhibit 3 - Written Description dated November 3, 2020.

25 Exhibit 4 - Site Plan dated November 10, 2020.

26 Section 2. Owner and Description. The Subject Property 27 is owned by Camp Allen, LLC, and is legally described in Exhibit 1, 28 attached hereto. The applicant is Scott Sailer, 3736 Southern 29 Hills Drive, Jacksonville, Florida 32225; (904) 521-4077.

30Section 3.Disclaimer.The rezoning granted herein31shall not be construed as an exemption from any other applicable

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local, state, or federal laws, regulations, requirements, permits 1 2 or approvals. All other applicable local, state or federal permits 3 or approvals shall be obtained before commencement of the development or use and issuance of this rezoning is based upon 4 5 acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) 6 7 or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of 8 9 this rezoning does **not** approve, promote or condone any practice or 10 act that is prohibited or restricted by any federal, state or local 11 laws.

12 Section 4. Effective Date. The enactment of this 13 Ordinance shall be deemed to constitute a quasi-judicial action of 14 the City Council and shall become effective upon signature by the 15 Council President and the Council Secretary.

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17 Form Approved:

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19 /s/ Shannon K. Eller

20 Office of General Counsel

21 Legislation Prepared By: Connor Corrigan

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