

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-122**

5 AN ORDINANCE REZONING APPROXIMATELY 1.94± ACRES,
6 LOCATED IN COUNCIL DISTRICT 2 AT 0 STARRATT
7 ROAD, BETWEEN AIRPORT CENTER DRIVE EAST AND
8 DUVAL STATION ROAD (R.E. NO. 106935-0300), AS
9 DESCRIBED HEREIN, OWNED BY JRL INVESTMENTS, LLC,
10 FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
11 (2000-1248-E) TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT COMMERCIAL USES, AS
14 DESCRIBED IN THE STARRATT ROAD SELF STORAGE PUD;
15 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
18 EFFECTIVE DATE.

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20 **WHEREAS**, JRL Investments, LLC, the owner of approximately 1.94±
21 acres located in Council District 2 at 0 Starratt Road, between
22 Airport Center Drive East and Duval Station Road (R.E. No. 106935-
23 0300), as more particularly described in **Exhibit 1**, dated November
24 16, 2022, and graphically depicted in **Exhibit 2**, both of which are
25 attached hereto (the "Subject Property"), has applied for a rezoning
26 and reclassification of the Subject Property from Planned Unit
27 Development (PUD) District (2000-1248-E) to Planned Unit Development
28 (PUD) District, as described in Section 1 below; and

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

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

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

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

6 **WHEREAS**, the Council finds the proposed rezoning does not
7 adversely affect the orderly development of the City as embodied in
8 the Zoning Code; will not adversely affect the health and safety of
9 residents in the area; will not be detrimental to the natural
10 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:

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Planned Unit Development (PUD)
17 District (2000-1248-E) to Planned Unit Development (PUD) District.
18 This new PUD district shall generally permit commercial uses, and is
19 described, shown and subject to the following documents, attached
20 hereto:

21 **Exhibit 1** - Legal Description dated November 16, 2022.

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

23 **Exhibit 3** - Written Description dated January 19, 2023.

24 **Exhibit 4** - Site Plan dated January 20, 2023.

25 **Section 2. Owner and Applicant Description.** The Subject
26 Property is owned by JRL Investments, LLC, and is legally described
27 in **Exhibit 1**, attached hereto. The applicant is Paul Harden, Esq.,
28 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida 32207;
29 (904) 396-5731.

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

1 local, 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), owner(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 the Council Secretary.

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16 Form Approved:

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18 /s/ Mary E. Staffopoulos

19 Office of General Counsel

20 Legislation Prepared By: Erin Abney

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