

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2024-722**

5 AN ORDINANCE REZONING APPROXIMATELY 11.40± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 3257 AND 3259
7 STRATTON ROAD, BETWEEN STRATTON ROAD AND FOX
8 CREEK DRIVE E. (R.E. NO(S). 012872-0000 AND
9 012872-0100), AS DESCRIBED HEREIN, OWNED BY
10 SANDRA SNOWDEN, FROM RESIDENTIAL RURAL-ACRE (RR-
11 ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE, TO PERMIT SINGLE FAMILY DWELLINGS,
14 AS DESCRIBED IN THE STRATTON OAKMONT 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.
19

20 **WHEREAS**, Sandra Snowden, the owner of approximately 11.40±
21 acres located in Council District 12 at 3257 and 3259 Stratton Road,
22 between Stratton Road and Fox Creek Drive E. (R.E. No(s). 012872-0000
23 and 012872-0100), as more particularly described in **Exhibit 1**, dated
24 July 25, 2024, and graphically depicted in **Exhibit 2**, both of which
25 are attached hereto (the "Subject Property"), has applied for a
26 rezoning and reclassification of the Subject Property from
27 Residential Rural-Acre (RR-Acre) District to Planned Unit Development
28 (PUD) District, as described in 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
2 and public hearing, has made its recommendation to the Council; and

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

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
19 District to Planned Unit Development (PUD) District. This new PUD
20 district shall generally permit single family dwellings, and is
21 described, shown and subject to the following documents, attached
22 hereto:

23 **Exhibit 1** - Legal Description dated July 25, 2024.

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

25 **Exhibit 3** - Written Description dated August 1, 2024.

26 **Exhibit 4** - Site Plan dated July 31, 2024.

27 **Section 2. Owner and Description.** The Subject Property is
28 owned by Sandra Snowden, and is legally described in **Exhibit 1**,
29 attached hereto. The applicant is Brian Small, 3948 3rd Street South,
30 116, Jacksonville, Florida, 32250; (843) 384-9333.

31 **Section 3. Disclaimer.** The rezoning granted herein shall

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

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

16
17 Form Approved:

18
19 Dylan Reingold

20 Office of General Counsel

21 Legislation Prepared By: Kaysie Cox

22 GC-#1646348-v1-2024-722_(Z-5756) .docx