

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-660**

5 AN ORDINANCE REZONING APPROXIMATELY 31.56± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 STRATTON
7 ROAD, 2700 STRATTON ROAD, 2835 STRATTON ROAD AND
8 2840 STRATTON ROAD, BETWEEN GOBLE ROAD AND
9 STRATTON ROAD (R.E. NOS. 012839-0030, 012860-
10 0000, 012865-0110 AND 012867-0000), AS DESCRIBED
11 HEREIN, OWNED BY MILLER LANDING LLC, FROM
12 RESIDENTIAL LOW DENSITY-50 (RLD-50) DISTRICT AND
13 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2022-
14 17-E) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT,
15 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
16 TO PERMIT SINGLE-FAMILY AND TOWNHOME RESIDENTIAL
17 USES, AS DESCRIBED IN THE ALLIER RESIDENTIAL PUD;
18 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
19 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
20 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
21 EFFECTIVE DATE.

22
23 **WHEREAS**, Miller Landing LLC, the owner of approximately 31.56±
24 acres located in Council District 12 at 0 Stratton Road, 2700 Stratton
25 Road, 2835 Stratton Road and 2840 Stratton Road, between Goble Road
26 and Stratton Road (R.E. Nos. 012839-0030, 012860-0000, 012865-0110
27 and 012867-0000), as more particularly described in **Exhibit 1**, dated
28 June 30, 2023, and graphically depicted in **Exhibit 2**, both of which
29 are attached hereto (the "Subject Property"), has applied for a
30 rezoning and reclassification of the Subject Property from
31 Residential Low Density-50 (RLD-50) District and Planned Unit

1 Development (PUD) District (2022-17-E) to Planned Unit Development
2 (PUD) District, as described in Section 1 below; and

3 **WHEREAS**, the Planning Commission, acting as the local planning
4 agency, has reviewed the application and made an advisory
5 recommendation to the Council; and

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

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

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

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

21 **Section 1. Property Rezoned.** The Subject Property is
22 hereby rezoned and reclassified from Residential Low Density-50 (RLD-
23 50) District and Planned Unit Development (PUD) District (2022-17-E)
24 to Planned Unit Development (PUD) District. This new PUD district
25 shall generally permit single-family and townhome residential uses,
26 and is described, shown and subject to the following documents,
27 attached hereto:

28 **Exhibit 1** - Legal Description dated June 30, 2023.

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

30 **Exhibit 3** - Written Description dated September 20, 2023.

31 **Exhibit 4** - Site Plan dated June 30, 2023.

1 **Section 2. Owner and Description.** The Subject Property is
2 owned by Miller Landing LLC, and is legally described in **Exhibit 1**,
3 attached hereto. The applicant is Curtis Hart, 8051 Tara Lane,
4 Jacksonville, Florida 32216; (904) 993-5008.

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

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

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22 Form Approved:

23
24 _____ /s/ Mary E. Staffopoulos

25 Office of General Counsel

26 Legislation Prepared By: Kaysie Cox

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