

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

4 **ORDINANCE 2022-540**

5 AN ORDINANCE REZONING APPROXIMATELY 14.35±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 7 AT 0 HYATT  
7 ROAD AND 0 WOODLAND DRIVE, BETWEEN MAX LEGGETT  
8 PARKWAY AND PECAN PARK ROAD (R.E. NOS. 107853-  
9 0000 AND 107856-0000, OWNED BY STARRATT  
10 CROSSING, LLC, AS DESCRIBED HEREIN, FROM  
11 INDUSTRIAL LIGHT (IL) DISTRICT AND RESIDENTIAL  
12 LOW DENSITY-60 (RLD-60) DISTRICT TO PLANNED UNIT  
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
15 MULTI-FAMILY RESIDENTIAL USES, AS DESCRIBED IN  
16 THE HYATT ROAD PROPERTY PUD, PURSUANT TO FUTURE  
17 LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
18 AMENDMENT APPLICATION NUMBER L-5734-22C;  
19 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
20 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
21 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
22 EFFECTIVE DATE.

23  
24 **WHEREAS,** the City of Jacksonville adopted a Small-Scale  
25 Amendment to the *2030 Comprehensive Plan* for the purpose of revising  
26 portions of the Future Land Use Map series (FLUMs) in order to ensure  
27 the accuracy and internal consistency of the plan, pursuant to the  
28 companion land use ordinance for application L-5734-22C; and

29 **WHEREAS,** in order to ensure consistency of zoning district with  
30 the *2030 Comprehensive Plan* and the adopted companion Small-Scale  
31 Amendment L-5734-22C, an application to rezone and reclassify from

1 Industrial Light (IL) District and Residential Low Density-60 (RLD-  
2 60) District to Planned Unit Development (PUD) District was filed by  
3 Paul Harden, Esq., on behalf of the owner of approximately 14.35±  
4 acres of certain real property in Council District 7, as more  
5 particularly described in Section 1; and

6 **WHEREAS**, the Planning and Development Department, in order to  
7 ensure consistency of this zoning district with the *2030 Comprehensive*  
8 *Plan*, has considered the rezoning and has rendered an advisory  
9 opinion; and

10 **WHEREAS**, the Planning Commission has considered the application  
11 and has rendered an advisory opinion; and

12 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
13 notice and public hearing, has made its recommendation to the Council;  
14 and

15 **WHEREAS**, the City Council, after due notice, held a public  
16 hearing, and taking into consideration the above recommendations as  
17 well as all oral and written comments received during the public  
18 hearings, the Council finds that such rezoning is consistent with the  
19 *2030 Comprehensive Plan* adopted under the comprehensive planning  
20 ordinance for future development of the City of Jacksonville; and

21 **WHEREAS**, the Council finds that the proposed PUD does not affect  
22 adversely the orderly development of the City as embodied in the  
23 *Zoning Code*; will not affect adversely the health and safety of  
24 residents in the area; will not be detrimental to the natural  
25 environment or to the use or development of the adjacent properties  
26 in the general neighborhood; and the proposed PUD will accomplish the  
27 objectives and meet the standards of Section 656.340 (Planned Unit  
28 Development) of the *Zoning Code* of the City of Jacksonville; now,  
29 therefore

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

31 **Section 1. Subject Property Location and Description.** The

1 approximately 14.35± acres are located in Council District 7 at 0  
2 Hyatt Road and 0 Woodland Drive, between Max Leggett Parkway and  
3 Pecan Park Road (R.E. Nos. 107853-0000) and 107856-0000), as more  
4 particularly described in **Exhibit 1**, dated May 31, 2022, and  
5 graphically depicted in **Exhibit 2**, both of which are attached hereto  
6 and incorporated herein by this reference (the "Subject Property").

7 **Section 2. Owner and Applicant Description.** The Subject  
8 Property is owned by Starratt Crossing, LLC. The applicant is Paul  
9 Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville,  
10 Florida 32207; (904) 396-5731.

11 **Section 3. Property Rezoned.** The Subject Property,  
12 pursuant to adopted companion Small-Scale Amendment L-5734-22C, is  
13 hereby rezoned and reclassified from Industrial Light (IL) District  
14 and Residential Low Density-60 (RLD-60) District to Planned Unit  
15 Development (PUD). This new PUD district shall generally permit  
16 multi-family residential uses, and is described, shown and subject  
17 to the following documents, attached hereto:

18 **Exhibit 1** - Legal Description dated May 31, 2022.

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

20 **Exhibit 3** - Written Description dated June 30, 2022.

21 **Exhibit 4** - Site Plan dated June 8, 2022.

22 **Section 4. Contingency.** This rezoning shall not become  
23 effective until thirty-one (31) days after adoption of the companion  
24 Small-Scale Amendment unless challenged by the state land planning  
25 agency; and further provided that if the companion Small-Scale  
26 Amendment is challenged by the state land planning agency, this  
27 rezoning shall not become effective until the state land planning  
28 agency or the Administration Commission issues a final order  
29 determining the companion Small-Scale Amendment is in compliance with  
30 Chapter 163, *Florida Statutes*.

31 **Section 5. Disclaimer.** The rezoning granted herein

