

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-17**

5 AN ORDINANCE REZONING APPROXIMATELY 9.58± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 STRATTON  
7 ROAD, BETWEEN SANDY OAKS DRIVE AND STRATTON ROAD  
8 (R.E. NO. 012865-0100), AS DESCRIBED HEREIN,  
9 OWNED BY MYKO CONSTRUCTION CORP. FROM  
10 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
13 PERMIT SINGLE FAMILY RESIDENTIAL USES, AS  
14 DESCRIBED IN THE STRATTON ROAD PUD; PROVIDING A  
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
16 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
17 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
18 DATE.

19  
20 **WHEREAS**, Myko Construction Corp., the owner of approximately  
21 9.58± acres, located in Council District 12 at 0 Stratton Road,  
22 between the Sandy Oaks Drive and Stratton Road (R.E. No. 012865-  
23 0100), as more particularly described in **Exhibit 1**, dated November  
24 1, 2021, 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 that property from Residential Rural-Acre  
27 (RR-ACRE) District to Planned Unit Development (PUD) District, as  
28 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 is: (1) 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 Residential Rural-Acre (RR-ACRE)  
17 District to Planned Unit Development (PUD) District. This new PUD  
18 district shall generally permit single family residential uses, and  
19 is described, shown and subject to the following documents, **attached**  
20 **hereto:**

21 **Exhibit 1** - Legal Description dated November 1, 2021.

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

23 **Exhibit 3** - Written Description dated November 30, 2021.

24 **Exhibit 4** - Site Plan dated November 30, 2021.

25       **Section 2. Owner and Description.** The Subject Property  
26 is owned by Myko Construction Corp., and is legally described in  
27 **Exhibit 1, attached hereto.** The applicant is Curtis L. Hart, 8051  
28 Tara Lane, Jacksonville, Florida 32216; (904) 993-5008.

29       **Section 3. Disclaimer.** The rezoning granted herein  
30 shall **not** be construed as an exemption from any other applicable  
31 local, state, or federal laws, regulations, requirements, permits or

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

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

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15 Form Approved:

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17           /s/ Mary E. Staffopoulos          

18 Office of General Counsel

19 Legislation Prepared By: Bruce Lewis

20 GC-#1471821-v2-2022-17\_(Z-3841-PUD)