

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-435**

5 AN ORDINANCE REZONING APPROXIMATELY 17.11±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 2 AT 0 NEW  
7 BERLIN ROAD AND 0 STARRATT ROAD, BETWEEN AIRPORT  
8 CENTER DRIVE EAST AND STARRATT ROAD (R.E. NOS.  
9 106936-8550 AND 106936-8610), AS DESCRIBED  
10 HEREIN, OWNED BY STARRATT CROSSING, LLC, FROM  
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2000-  
12 1134-E) TO PLANNED UNIT DEVELOPMENT (PUD)  
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
14 ZONING CODE, TO PERMIT MULTI-FAMILY RESIDENTIAL  
15 AND COMMERCIAL USES, AS DESCRIBED IN THE  
16 STARRATT CROSSING PUD; PROVIDING A DISCLAIMER  
17 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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21 **WHEREAS**, Starratt Crossing, LLC, the owner of approximately  
22 17.11± acres located in Council District 2 at 0 New Berlin Road and  
23 0 Starratt Road, between Airport Center Drive East and Starratt Road  
24 (R.E. Nos. 106936-8550 and 106936-8610), as more particularly  
25 described in **Exhibit 1**, dated August 24, 2021, and graphically  
26 depicted in **Exhibit 2**, both of which are attached hereto (the "Subject  
27 Property"), has applied for a rezoning and reclassification of that  
28 property from Planned Unit Development (PUD) District (2000-1134-E)  
29 to Planned Unit Development (PUD) District, as described in Section  
30 1 below; and

31 **WHEREAS**, the Planning Commission has considered the application

1 and has rendered an advisory opinion; and

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

4       **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
5 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives  
6 and policies of the *2030 Comprehensive Plan*; and (3) is not in  
7 conflict with any portion of the City's land use regulations; 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 Planned Unit Development (PUD)  
19 District (2000-1134-E) to Planned Unit Development (PUD) District.  
20 This new PUD district shall generally permit multi-family residential  
21 and commercial uses, and is described, shown and subject to the  
22 following documents, **attached hereto**:

23 **Exhibit 1** - Legal Description dated August 24, 2021.

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

25 **Exhibit 3** - Written Description dated April 12, 2022.

26 **Exhibit 4** - Site Plan dated April 12, 2022.

27       **Section 2.       Owner and Description.**       The Subject Property  
28 is owned by Starratt Crossing, LLC and is legally described in **Exhibit**  
29 **1**, attached hereto.       The applicant is Paul Harden, Esq., 1431  
30 Riverplace Boulevard, Suite 901, Jacksonville, Florida 32207; (904)  
31 396-5731.

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

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

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18 Form Approved:

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20                 /s/ Mary E. Staffopoulos          

21 Office of General Counsel

22 Legislation Prepared By: Arimus Wells

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