

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-138**

5 AN ORDINANCE REZONING APPROXIMATELY 11.27±  
6 ACRES LOCATED IN COUNCIL DISTRICT 10 AT 0 RICKER  
7 ROAD, BETWEEN TOWNSEND ROAD AND MORSE AVENUE  
8 (R.E. NOS. 015809-0120 AND 015810-0010), AS  
9 DESCRIBED HEREIN, OWNED BY HOLSTAR, LLC, FROM  
10 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO  
11 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT,  
12 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
13 PROVIDING A DISCLAIMER THAT THE REZONING  
14 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
15 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
16 PROVIDING AN EFFECTIVE DATE.  
17

18 **WHEREAS**, Holstar, LLC, the owner of approximately 11.27± acres  
19 located in Council District 10 at 0 Ricker Road, between Townsend  
20 Road and Morse Avenue (R.E. Nos. 015809-0120 and 015810-0010), as  
21 more particularly described in **Exhibit 1**, dated February 12, 2021,  
22 and graphically depicted in **Exhibit 2**, both of which are **attached**  
23 **hereto** (Subject Property), has applied for a rezoning and  
24 reclassification of the Subject Property from Residential Rural-Acre  
25 (RR-Acre) District to Residential Low Density-60 (RLD-60) District;  
26 and

27 **WHEREAS**, the Planning and Development Department has considered  
28 the application and has rendered an advisory recommendation; 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 and  
2 public hearing has made its recommendation to the Council; and

3           **WHEREAS**, taking into consideration the above recommendations and  
4 all other evidence entered into the record and testimony taken at the  
5 public hearings, the Council finds that such rezoning: (1) is  
6 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,  
7 objectives and policies of the *2030 Comprehensive Plan*; and (3) is  
8 not in conflict with any portion of the City's land use regulations;  
9 now, therefore

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

11           **Section 1.           Property Rezoned.**     The Subject Property is  
12 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
13 District to Residential Low Density-60 (RLD-60) District, as defined  
14 and classified under the Zoning Code, City of Jacksonville, Florida.

15           **Section 2.           Owner and Description.**   The Subject Property is  
16 owned by Holstar, LLC, and is described in **Exhibit 1, attached hereto.**  
17 The applicant is Stephen M. Starke, 6685 Bowie Road, Jacksonville,  
18 Florida 32219; (904) 891-6080.

19           **Section 3.           Disclaimer.**   The rezoning granted herein shall  
20 **not** be construed as an exemption from any other applicable local,  
21 state, or federal laws, regulations, requirements, permits or  
22 approvals. All other applicable local, state or federal permits or  
23 approvals shall be obtained before commencement of the development  
24 or use and issuance of this rezoning is based upon acknowledgement,  
25 representation and confirmation made by the applicant(s), owners(s),  
26 developer(s) and/or any authorized agent(s) or designee(s) that the  
27 subject business, development and/or use will be operated in strict  
28 compliance with all laws. Issuance of this rezoning does **not** approve,  
29 promote or condone any practice or act that is prohibited or  
30 restricted by any federal, state or local laws.

31           **Section 4.           Effective Date.**   The enactment of this Ordinance

