

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-171**

5 AN ORDINANCE REZONING APPROXIMATELY 0.50± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 2 AT 3915  
7 STARRATT ROAD, BETWEEN DEER MEADOW LANE AND  
8 GROVER ROAD (R.E. NO. 108093-0010), AS  
9 DESCRIBED HEREIN, OWNED BY KEITH E. HOWARD AND  
10 DENA L. HOWARD, FROM RESIDENTIAL RURAL-ACRE  
11 (RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-  
12 100A (RLD-100A) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A  
14 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
15 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
16 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
17 DATE.

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19 **WHEREAS**, Keith E. Howard and Dena L. Howard, the owners of  
20 approximately 0.50± of an acre located in Council District 2 at 3915  
21 Starratt Road, between Deer Meadow Lane and Grover Road (R.E. No.  
22 108093-0010), as more particularly described in **Exhibit 1**, dated  
23 March 16, 2021, and graphically depicted in **Exhibit 2**, both of which  
24 are **attached hereto** (Subject Property), have applied for a rezoning  
25 and reclassification of the Subject Property from Residential Rural-  
26 Acre (RR-Acre) District to Residential Low Density-100A (RLD-100A)  
27 District; and

28 **WHEREAS**, the Planning and Development Department has considered  
29 the application and has rendered an advisory recommendation; and

30 **WHEREAS**, the Planning Commission, acting as the local planning  
31 agency, has reviewed the application and made an advisory

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

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

12 **Section 1. Property Rezoned.** The Subject Property is  
13 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
14 District to Residential Low Density-100A (RLD-100A) District, as  
15 defined and classified under the Zoning Code, City of Jacksonville,  
16 Florida.

17 **Section 2. Owner and Description.** The Subject Property is  
18 owned by Keith E. Howard and Dena L. Howard, and is described in  
19 **Exhibit 1, attached hereto.** The applicant is Curtis L. Hart, 8051  
20 Tara Lane, Jacksonville, Florida 32216; (904) 993-5008.

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

