

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-655**

5 AN ORDINANCE REZONING APPROXIMATELY 23.00±
6 ACRES LOCATED IN COUNCIL DISTRICT 12 AT 2840
7 STRATTON ROAD, 2700 STRATTON ROAD AND 2835
8 STRATTON ROAD, BETWEEN GOBLE ROAD AND STRATTON
9 ROAD (R.E. NOS. 012860-0000, 012839-0030 AND
10 012867-0000), AS DESCRIBED HEREIN, OWNED BY
11 DONNIE J. MILLER, FROM RESIDENTIAL RURAL-ACRE
12 (RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-
13 50 (RLD-50) DISTRICT, AS DEFINED AND CLASSIFIED
14 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER
15 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
16 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, Donnie J. Miller, the owner of approximately 23.00±
20 acres located in Council District 12 at 2840 Stratton Road, 2700
21 Stratton Road, and 2835 Stratton Road, between Goble Road and Stratton
22 Road (R.E. Nos. 012860-0000, 012839-0030 and 012867-0000), as more
23 particularly described in **Exhibit 1**, dated July 13, 2021, and
24 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
25 (the "Subject Property"), has applied for a rezoning and
26 reclassification of the Subject Property from Residential Rural-Acre
27 (RR-Acre) District to Residential Low Density-50 (RLD-50) District;
28 and

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

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

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

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

13 **Section 1. Property Rezoned.** The Subject Property is
14 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
15 District to Residential Low Density-50 (RLD-50) District, as defined
16 and classified under the Zoning Code, City of Jacksonville, Florida.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by Donnie J. Miller, and is described in **Exhibit 1, attached**
19 **hereto.** The applicant is Curtis L. Hart, 8051 Tara Lane,
20 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

1 restricted by any federal, state or local laws.

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

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7 Form Approved:

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9 /s/ Mary E. Staffopoulos

10 Office of General Counsel

11 Legislation Prepared By: Kaysie Cox

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