

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-61-E

AN ORDINANCE REZONING APPROXIMATELY 29.40± ACRES
LOCATED IN COUNCIL DISTRICT 6 AT 0, 12511, 12515,
12523 AND 12529 ALADDIN ROAD AND 0 JULINGTON
CREEK ROAD, BETWEEN ALADDIN ROAD, TAR KILN ROAD,
SHADY CREEK DRIVE AND JULINGTON CREEK ROAD
(PORTIONS OF R.E. NO(S). 158204-1000, 158204-
0000, AND R.E. NO(S) 158204-0020, 158204-
0030, 158195-0000 AND 158194-0040), AS
DESCRIBED HEREIN, OWNED BY NANETTE J.
ROCCAPRIORE, AS TRUSTEE OF THE RESIDUARY TRUST
U/W OF CRAWFORD L. JOHNSTON, NANETTE J.
ROCCAPRIORE AND ROBERT A. ROCCAPRIORE, JR., AS
CO-TRUSTEES OF THE RESIDUARY TRUST U/W OF A.
LEONA JOHNSTON, AKA ADA LEONA JOHNSTON, NANETTE
J. ROCCAPRIORE AND ROBERT A. ROCCAPRIORE, JR.,
AS CO-TRUSTEES OF THE NANETTE J. ROCCAPRIORE
TRUST U/W OF A. LEONA JOHNSTON A/K/A ADA LEONA
JOHNSTON, KARA ROCK, NASHEA POWELL AND LINDA
POWELL, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)
DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE, TO PERMIT SINGLE FAMILY DWELLINGS,
AS DESCRIBED IN THE ALADDIN ROAD; PUD SUBJECT TO
CONDITIONS; PROVIDING A DISCLAIMER THAT THE
REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
PROVIDING AN EFFECTIVE DATE.

1
2 **WHEREAS,** Nanette J. Roccapriore, as Trustee of the Residuary
3 Trust u/w of Crawford L. Johnston, Nanette J. Roccapriore and Robert
4 A. Roccapriore, Jr., as Co-Trustees of the Residuary Trust u/w of A.
5 Leona Johnston, aka Ada Leona Johnston, Nanette J. Roccapriore and
6 Robert A. Roccapriore, Jr., as Co-Trustees of the Nanette J.
7 Roccapriore Trust u/w of A. Leona Johnston a/k/a Ada Leona Johnston,
8 Kara Rock, Nashea Powell and Linda Powell, the owners of approximately
9 29.40± acres located in Council District 6 at 0, 12511, 12515, 12523
10 and 12529 Aladdin Road and 0 Julington Creek Road, between Aladdin
11 Road, Tar Kiln Road, Shady Creek Drive and Julington Creek Road
12 (portions of R.E. No(s). 158204-1000, 158204-0000, and R.E. NO(s)
13 158204-0020, 158204-0030, 158195-0000 and 158194-0040), as more
14 particularly described in **Exhibit 1**, dated September 26, 2024, and
15 graphically depicted in **Exhibit 2**, both of which are attached hereto
16 (the "Subject Property"), has applied for a rezoning and
17 reclassification of the Subject Property from Residential Rural-Acre
18 (RR-Acre) District to Planned Unit Development (PUD) District, as
19 described in Section 1 below; and

20 **WHEREAS,** the Planning Commission, acting as the local planning
21 agency, has reviewed the application and made an advisory
22 recommendation to the Council; and

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

25 **WHEREAS,** the Council finds that such rezoning is: (1)
26 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
27 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
28 not in conflict with any portion of the City's land use regulations;
29 and

30 **WHEREAS,** the Council finds the proposed rezoning does not
31 adversely affect the orderly development of the City as embodied in

1 the Zoning Code; will not adversely affect the health and safety of
2 residents in the area; will not be detrimental to the natural
3 environment or to the use or development of the adjacent properties
4 in the general neighborhood; and will accomplish the objectives and
5 meet the standards of Section 656.340 (Planned Unit Development) of
6 the Zoning Code; now therefore

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

8 **Section 1. Property Rezoned.** The Subject Property is
9 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
10 District to Planned Unit Development (PUD) District. This new PUD
11 district shall generally permit single family dwellings, and is
12 described, shown and subject to the following documents, attached
13 hereto:

14 **Exhibit 1** - Legal Description dated September 26, 2024.

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

16 **Revised Exhibit 3** - Revised Written Description dated February 18,
17 2025.

18 **Revised Exhibit 4** - Revised Site Plan dated February 12, 2025.

19 **Section 2. Rezoning Approved Subject to Conditions.** This
20 rezoning is approved subject to the following conditions. Such
21 conditions control over the Written Description and the Site Plan and
22 may only be amended through a rezoning:

23 (1) Section IV.L. (Sidewalks, Trails and Bikeways) of the
24 Written Description provides that "no pedestrian access
25 will be required or provided to Parcel "B" as depicted on
26 the Site Plan. However, if Parcel B is subdivided in the
27 future with a new roadway, sidewalks will be required per
28 Section 654.133, Ordinance Code.

29 (2) If the entry road is a private road and gated, a public
30 turnaround shall be provided prior to the gate.

(3) If the entry road is a private road and gated, a queuing analysis shall be provided showing that the vehicles queuing at the gate will never extend to the through lane of Aladdin Road.

(4) Excluding the upland buffer shown on the Site Plan, the northern boundary of Parcel A shall contain a landscaped area with a minimum width of 10 feet. Such area shall contain one (1) 4" caliper evergreen tree for each 50 feet of required landscaped area.

Section 3. Owner and Description. The Subject Property is owned by Nanette J. Roccapriore, as Trustee of the Residuary Trust u/w of Crawford L. Johnston, Nanette J. Roccapriore and Robert A. Roccapriore, Jr., as Co-Trustees of the Residuary Trust u/w of A. Leona Johnston, aka Ada Leona Johnston, Nanette J. Roccapriore and Robert A. Roccapriore, Jr., as Co-Trustees of the Nanette J. Roccapriore Trust u/w of A. Leona Johnston a/k/a Ada Leona Johnston, Kara Rock, Nashea Powell and Linda Powell, and is legally described in **Exhibit 1**, attached hereto. The applicant is M. Hayden Phillips, Esq., Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida, 32207; (904) 346-5535.

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

restricted by any federal, state or local laws.

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

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Bruce Lewis

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