

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-653**

5 AN ORDINANCE REZONING APPROXIMATELY 39.27±
6 ACRES LOCATED IN COUNCIL DISTRICT 6 AT 12515
7 ALADDIN ROAD, 12511 ALADDIN ROAD, AND 0
8 JULINGTON CREEK ROAD, BETWEEN HILLWOOD ROAD AND
9 SHADY CREEK DRIVE (R.E. NOS. 158204-0000,
10 158204-0030 AND 158204-1000), AS DESCRIBED
11 HEREIN, OWNED BY THE RESIDUARY TRUST U/W
12 CRAWFORD L. JOHNSTON, ESTATE OF A. LEONA
13 JOHNSTON, THE NANETTE J. ROCCAPRIORE TRUST, AND
14 NANETTE J. ROCCAPRIORE, FROM RESIDENTIAL RURAL-
15 ACRE (RR-ACRE) DISTRICT TO RESIDENTIAL LOW
16 DENSITY-90 (RLD-90) DISTRICT, RESIDENTIAL LOW
17 DENSITY-100B (RLD-100B) DISTRICT AND
18 CONSERVATION (CSV) DISTRICT, AS DEFINED AND
19 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
20 DISCLAIMER THAT THE REZONING GRANTED HEREIN
21 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
22 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
23 DATE.

24
25 **WHEREAS**, the Residuary Trust U/W Crawford L. Johnston, Estate
26 of A. Leona Johnston, the Nanette J. Roccapriore Trust, and Nanette
27 J. Roccapriore, the owners of approximately 39.27± acres located in
28 Council District 6 at 12515 Aladdin Road, 12511 Aladdin Road, and 0
29 Julington Creek Road, between Hillwood Road and Shady Creek Drive
30 (R.E. Nos. 158204-0000, 158204-0030 and 158204-1000), as more
31 particularly described in **Exhibit 1**, dated July 20, 2021, and

1 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
2 (the "Subject Property"), has applied for a rezoning and
3 reclassification of the Subject Property from Residential Rural-Acre
4 (RR-Acre) District to Residential Low Density-90 (RLD-90) District,
5 Residential Low Density-100B (RLD-100B) District and Conservation
6 (CSV) District; and

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

9 **WHEREAS**, the Planning Commission, acting as the local planning
10 agency, has reviewed the application and made an advisory
11 recommendation to the Council; and

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

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

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

22 **Section 1. Property Rezoned.** The Subject Property is
23 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
24 District to Residential Low Density-90 (RLD-90) District, Residential
25 Low Density-100B (RLD-100B) District and Conservation (CSV) District,
26 as defined and classified under the Zoning Code, City of Jacksonville,
27 Florida.

28 **Section 2. Owner and Description.** The Subject Property is
29 owned by the Residuary Trust U/W Crawford L. Johnston, Estate of A.
30 Leona Johnston, the Nanette J. Roccapiore Trust, and Nanette J.
31 Roccapiore, and is described in **Exhibit 1, attached hereto.** The

1 applicant is Chris Shee, 200 Business Park Circle, Suite 105, St.
2 Augustine, Florida 32095; (904) 838-7153.

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

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

19
20 Form Approved:

21
22 /s/ Mary E. Staffopoulos

23 Office of General Counsel

24 Legislation Prepared By: Arimus Wells

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