

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2025-61**

5 AN ORDINANCE REZONING APPROXIMATELY 29.40± ACRES
6 LOCATED IN COUNCIL DISTRICT 6 AT 0, 12511, 12515,
7 12523 AND 12529 ALADDIN ROAD AND 0 JULINGTON
8 CREEK ROAD, BETWEEN ALADDIN ROAD, TAR KILN ROAD,
9 SHADY CREEK DRIVE AND JULINGTON CREEK ROAD
10 (PORTIONS OF R.E. NO(S). 158204-1000, 158204-
11 0000, AND R.E. NO(S) 158204-0020, 158204-
12 0030, 158195-0000 AND 158194-0040), AS
13 DESCRIBED HEREIN, OWNED BY NANETTE J.
14 ROCCAPRIORE, AS TRUSTEE OF THE RESIDUARY TRUST
15 U/W OF CRAWFORD L. JOHNSTON, NANETTE J.
16 ROCCAPRIORE AND ROBERT A. ROCCAPRIORE, JR., AS
17 CO-TRUSTEES OF THE RESIDUARY TRUST U/W OF A.
18 LEONA JOHNSTON, AKA ADA LEONA JOHNSTON, NANETTE
19 J. ROCCAPRIORE, INDIVIDUALLY, KARA ROCK, NASHEA
20 POWELL AND LINDA POWELL, FROM RESIDENTIAL RURAL-
21 ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT
22 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
23 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
24 SINGLE FAMILY DWELLINGS, AS DESCRIBED IN THE
25 ALADDIN ROAD PUD; PROVIDING A DISCLAIMER THAT THE
26 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
27 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
28 PROVIDING AN EFFECTIVE DATE.

29
30 **WHEREAS,** Nanette J. Roccapriore, as Trustee of the Residuary
31 Trust u/w of Crawford L. Johnston, Nanette J. Roccapriore and Robert

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

15 **WHEREAS**, the Planning Commission, acting as the local planning
16 agency, has reviewed the application and made an advisory
17 recommendation to the Council; and

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

20 **WHEREAS**, the Council finds that such rezoning is: (1)
21 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
22 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
23 not in conflict with any portion of the City's land use regulations;
24 and

25 **WHEREAS**, the Council finds the proposed rezoning does not
26 adversely affect the orderly development of the City as embodied in
27 the Zoning Code; will not adversely affect the health and safety of
28 residents in the area; will not be detrimental to the natural
29 environment or to the use or development of the adjacent properties
30 in the general neighborhood; and will accomplish the objectives and
31 meet the standards of Section 656.340 (Planned Unit Development) of

1 the Zoning Code; now therefore

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

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

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

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

11 **Exhibit 3** - Written Description dated December 20, 2024.

12 **Exhibit 4** - Site Plan dated December 20, 2022.

13 **Section 2. Owner and Description.** The Subject Property is
14 owned by Nanette J. Roccapriore, as Trustee of the Residuary Trust
15 u/w of Crawford L. Johnston, Nanette J. Roccapriore and Robert A.
16 Roccapriore, Jr., as Co-Trustees of the Residuary Trust u/w of A.
17 Leona Johnston, aka Ada Leona Johnston, Nanette J. Roccapriore,
18 individually, Kara Rock, Nashea Powell and Linda Powell, and is
19 legally described in **Exhibit 1**, attached hereto. The applicant is M.
20 Hayden Phillips, Esq., Esq., 1301 Riverplace Boulevard, Suite 1500,
21 Jacksonville, Florida, 32207; (904) 346-5535.

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

1 promote or condone any practice or act that is prohibited or
2 restricted by any federal, state or local laws.

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

7

8 Form Approved:

9

10 /s/ Dylan Reingold

11 Office of General Counsel

12 Legislation Prepared By: Bruce Lewis

13 GC-#1666979-v1-2025-61_(Z-5882).docx