

Introduced, substituted and amended by the Land Use and Zoning  
Committee:

**ORDINANCE 2025-215-E**

AN ORDINANCE REZONING APPROXIMATELY 42.39± ACRES  
LOCATED IN COUNCIL DISTRICT 2 AT 0, 1326, 1340,  
1344, 1350 AND 1354 STARRATT ROAD, BETWEEN DUVAL  
STATION ROAD AND DUNN CREEK ROAD (R.E. NO(S).  
106873-0010, 106869-7000, 106870-0000, 106872-  
0000, 106874-0150, 106874-0200 AND 106871-0000),  
AS DESCRIBED HEREIN, OWNED BY LUPOLI PROPERTIES,  
LLC, MING CHI CHAN, PATRICK AND CHARITY IVEY, AND  
RONNIE C. AND JOYCE L. PLYMILL FROM RESIDENTIAL  
RURAL-ACRE (RR-ACRE) DISTRICT AND RESIDENTIAL  
LOW DENSITY-100B (RLD-100B) DISTRICT TO  
RESIDENTIAL LOW-DENSITY-60 DISTRICT, AS DEFINED  
AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING  
A DISCLAIMER THAT THE REZONING GRANTED HEREIN  
SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
DATE.

**WHEREAS,** Lupoli Properties, LLC, Ming Chi Chan, Patrick and  
Charity Ivey, and Ronnie C. and Joyce L. Plymill, the owners of  
approximately 42.39± acres located in Council District 2 at 0, 1326,  
1340, 1344, 1350 and 1354 Starratt Road, between Duval Station Road  
and Dunn Creek Road (R.E. No(s). 106873-0010, 106869-7000, 106870-  
0000, 106872-0000, 106874-0150, 106874-0200 and 106871-0000), as more  
particularly described in **Revised Exhibit 1**, dated June 9, 2025, and  
graphically depicted in **Revised Exhibit 2**, both of which are attached

hereto (the "Subject Property"), has applied for a rezoning and reclassification of the Subject Property from Residential Rural-Acre (RR-Acre) District and Residential Low Density-100B (RLD-100B) District to Residential Low-Density-60 District, as described in Section 1 below; and

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

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

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

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

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

**Section 1. Property Rezoned.** The Subject Property is hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre) District and Residential Low Density-100B (RLD-100B) District to Residential Low-Density-60 District, as defined and classified under the Zoning Code.

**Section 2. Owner and Description.** The Subject Property is owned by Lupoli Properties, LLC, Ming Chi Chan, Patrick and Charity

Ivey, and Ronnie C. and Joyce L. Plymill, and is legally described in **Revised Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer, Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida, 32202; (904) 807-0185.

**Section 3. 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 4. 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: Kaysie Cox

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