

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-62-E

AN ORDINANCE REZONING APPROXIMATELY 15.8± ACRES
LOCATED IN COUNCIL DISTRICT 6 AT 0 JULINGTON
CREEK AND 12515 ALADDIN ROAD, BETWEEN ALADDIN
ROAD, TAR KILN ROAD, SHADY CREEK DRIVE AND
JULINGTON CREEK ROAD (PORTIONS OF R.E. NO(S).
158204 0000 AND 158204 1000), 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 AND 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, FROM
RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO
CONSERVATION (CSV) 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, 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 and Nanette J. Roccapriore and
Robert A. Roccapriore, Jr., as Co-Trustees of the Nanette J.

1 Roccapriore Trust u/w of A. Leona Johnston A/K/A Ada Leona Johnston,
2 the owners of approximately 15.8± acres located in Council District
3 6 at 0 Julington Creek and 12515 Aladdin Road, between Aladdin Road,
4 Tar Kiln Road, Shady Creek Drive and Julington Creek Road (Portions
5 of R.E. No(s). 158204 0000 and 158204 1000), as more particularly
6 described in **Exhibit 1**, dated November 22, 2024, and graphically
7 depicted in **Exhibit 2**, both of which are attached hereto (the "Subject
8 Property"), has applied for a rezoning and reclassification of the
9 Subject Property from Residential Rural-Acre (RR-Acre) District to
10 Conservation (CSV) District; and

11 **WHEREAS**, the Planning and Development Department has
12 considered the application and has rendered an advisory
13 recommendation; and

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

17 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
18 notice, held a public hearing and made its recommendation to the
19 Council; and

20 **WHEREAS**, taking into consideration the above recommendations
21 and all other evidence entered into the record and testimony taken
22 at the public hearings, the Council finds that such rezoning: (1) is
23 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
24 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
25 not in conflict with any portion of the City's land use regulations;
26 now therefore

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

28 **Section 1. Property Rezoned.** The Subject Property is
29 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
30 District to Conservation (CSV) District, as defined and classified
31 under the Zoning Code, City of Jacksonville, Florida.

1 **Section 2. Owner and Description.** The Subject Property is
2 owned by Nanette J. Roccapriore, as Trustee of the Residuary Trust
3 u/w of Crawford L. Johnston, Nanette J. Roccapriore and Robert A.
4 Roccapriore, Jr., as Co-Trustees of the Residuary Trust u/w of A.
5 Leona Johnston, aka Ada Leona Johnston and 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 and is legally described in **Exhibit 1**, attached hereto. The applicant
9 is M. Hayden Phillips, Esq., Esq., 1301 Riverplace Boulevard, Suite
10 1500, Jacksonville, Florida, 32207; (904) 346-5535.

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

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

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Kaysie Cox

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