

Introduced and substituted by the Land Use and Zoning Committee:

ORDINANCE 2025-215

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 RURAL
RESIDENTIAL-ACRE (RR-ACRE) DISTRICT AND
RESIDENTIAL LOW DENSITY-100B (RLD-100B) DISTRICT
TO RESIDENTIAL MEDIUM DENSITY-A (RMD-A)
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

1 reclassification of the Subject Property from Rural Residential-Acre
2 (RR-Acre) District and Residential Low Density-100B (RLD-100B)
3 District to Residential Medium Density-A (RMD-A) District, as
4 described in Section 1 below; and

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

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

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

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

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

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

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by Lupoli Properties, LLC, Ming Chi Chan, Patrick and Charity
31 Ivey, and Ronnie C. and Joyce L. Plymill, and is legally described

1 in **Revised Exhibit 1**, attached hereto. The applicant is Cyndy Trimmer,
2 Esq., 1 Independent Drive, Suite 1200, Jacksonville, Florida, 32202;
3 (904) 807-0185.

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

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

20
21 Form Approved:

22
23 /s/ Dylan Reingold

24 Office of General Counsel

25 Legislation Prepared By: Kaysie Cox

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