

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2025-215**

5 AN ORDINANCE REZONING APPROXIMATELY 34.13± ACRES  
6 LOCATED IN COUNCIL DISTRICT 2 AT 0, 1326, 1340,  
7 1344, AND 1354 STARRATT ROAD, BETWEEN DUVAL  
8 STATION ROAD AND DUNN CREEK ROAD (R.E. NO(S).  
9 106873-0010, 106869-7000, 106872-0000, 106874-  
10 0150, 106874-0200 AND 106871-0000), AS DESCRIBED  
11 HEREIN, OWNED BY LUPOLI PROPERTIES, LLC, MING CHI  
12 CHAN AND RONNIE C. AND JOYCE L. PLYMILL FROM  
13 RURAL RESIDENTIAL-ACRE (RR-ACRE) DISTRICT AND  
14 RESIDENTIAL LOW DENSITY-100B (RLD-100B) DISTRICT  
15 TO RESIDENTIAL MEDIUM DENSITY-A (RMD-A)  
16 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
17 ZONING CODE; PROVIDING A DISCLAIMER THAT THE  
18 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
19 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
20 PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS,** Lupoli Properties, LLC, Ming Chi Chan and Ronnie C.  
23 and Joyce L. Plymill, the owners of approximately 34.13± acres located  
24 in Council District 2 at 0, 1326, 1340, 1344, and 1354 Starratt Road,  
25 between Duval Station Road and Dunn Creek Road (R.E. No(s). 106873-  
26 0010, 106869-7000, 106872-0000, 106874-0150, 106874-0200 and 106871-  
27 0000), as more particularly described in **Exhibit 1**, dated January 9,  
28 2025, and graphically depicted in **Exhibit 2**, both of which are  
29 attached hereto (the "Subject Property"), has applied for a rezoning  
30 and reclassification of the Subject Property from Rural Residential-  
31 Acre (RR-Acre) District and Residential Low Density-100B (RLD-100B)

1 District to Residential Medium Density-A (RMD-A) District; and

2 **WHEREAS**, the Planning and Development Department has  
3 considered the application and has rendered an advisory  
4 recommendation; 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 (LUZ) Committee, after due  
9 notice, held a public hearing and made its recommendation to the  
10 Council; and

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

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

19 **Section 1. Property Rezoned.** The Subject Property is  
20 hereby rezoned and reclassified from Rural Residential-Acre (RR-Acre)  
21 District and Residential Low Density-100B (RLD-100B) District to  
22 Residential Medium Density-A (RMD-A) District, as defined and  
23 classified under the Zoning Code, City of Jacksonville, Florida.

24 **Section 2. Owner and Description.** The Subject Property is  
25 owned by Lupoli Properties, LLC, Ming Chi Chan and Ronnie C. and  
26 Joyce L. Plymill, and is legally described in **Exhibit 1**, attached  
27 hereto. The applicant is Cyndy Trimmer, Esq., 1 Independent Drive,  
28 Suite 1200, Jacksonville, Florida, 32202; (904) 807-0185.

29 **Section 3. Disclaimer.** The rezoning granted herein shall  
30 **not** be construed as an exemption from any other applicable local,  
31 state, or federal laws, regulations, requirements, permits or

1 approvals. All other applicable local, state or federal permits or  
2 approvals shall be obtained before commencement of the development  
3 or use and issuance of this rezoning is based upon acknowledgement,  
4 representation and confirmation made by the applicant(s), owners(s),  
5 developer(s) and/or any authorized agent(s) or designee(s) that the  
6 subject business, development and/or use will be operated in strict  
7 compliance with all laws. Issuance of this rezoning does **not** approve,  
8 promote or condone any practice or act that is prohibited or  
9 restricted by any federal, state or local laws.

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

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15 Form Approved:

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17           /s/ Dylan Reingold          

18 Office of General Counsel

19 Legislation Prepared by: Kaysie Cox

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