

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-790-E**

5 AN ORDINANCE REZONING APPROXIMATELY 45.83± ACRES  
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 NORTH ZAMBITO  
7 ROAD, 9007 NOROAD AND 9091 NOROAD, BETWEEN  
8 ZAMBITO AVENUE AND JEANINE TERRACE (R.E. NOS.  
9 013023-0000, 013024-0000 AND 013030-0000), AS  
10 DESCRIBED HEREIN, OWNED BY PATRIOT RIDGE, LLP,  
11 CHARLES L. RODGERS, ELAN BENNETT, JOHN L. RODGERS  
12 AND RAINIE MIXON, FROM RESIDENTIAL RURAL-ACRE  
13 (RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-60  
14 (RLD-60) DISTRICT, AS DEFINED AND CLASSIFIED  
15 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER  
16 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
19

20 **WHEREAS**, Patriot Ridge, LLP, Charles L. Rodgers, Elan Bennett,  
21 John L. Rodgers and Rainie Mixon, the owners of approximately 45.83±  
22 acres located in Council District 12 at 0 North Zambito Road, 9007  
23 Noroad and 9091 Noroad, between Zambito Avenue and Jeanine Terrace  
24 (R.E. Nos. 013023-0000, 013024-0000 and 013030-0000), as more  
25 particularly described in **Exhibit 1**, dated August 17, 2022, and  
26 graphically depicted in **Exhibit 2**, both of which are attached hereto  
27 (the "Subject Property"), has applied for a rezoning and  
28 reclassification of the Subject Property from Residential Rural-Acre  
29 (RR-Acre) District to Residential Low Density-60 (RLD-60) District;  
30 and

31 **WHEREAS**, the Planning and Development Department has considered

1 the application and has rendered an advisory recommendation; and

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

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

8       **WHEREAS**, taking into consideration the above recommendations and  
9 all other evidence entered into the record and testimony taken at the  
10 public hearings, the Council finds that such rezoning: (1) is  
11 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,  
12 objectives and policies of the *2030 Comprehensive Plan*; and (3) is  
13 not in conflict with any portion of the City's land use regulations;  
14 now, therefore

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

16       **Section 1.       Property Rezoned.**       The Subject Property is  
17 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
18 District to Residential Low Density-60 (RLD-60) District, as defined  
19 and classified under the Zoning Code, City of Jacksonville, Florida.

20       **Section 2.       Owner and Description.**       The Subject Property is  
21 owned by Patriot Ridge, LLP, Charles L. Rodgers, Elan Bennett, John  
22 L. Rodgers and Rainie Mixon, and is described in **Exhibit 1**, attached  
23 hereto. The applicant is Gregory Matovina, 12443 San Jose Boulevard,  
24 Suite 504, Jacksonville, Florida 32223; (904) 292-0778.

25       **Section 3.       Disclaimer.**       The rezoning granted herein shall  
26 **not** be construed as an exemption from any other applicable local,  
27 state, or federal laws, regulations, requirements, permits or  
28 approvals. All other applicable local, state or federal permits or  
29 approvals shall be obtained before commencement of the development  
30 or use and issuance of this rezoning is based upon acknowledgement,  
31 representation and confirmation made by the applicant(s), owners(s),

1 developer(s) and/or any authorized agent(s) or designee(s) that the  
2 subject business, development and/or use will be operated in strict  
3 compliance with all laws. Issuance of this rezoning does **not** approve,  
4 promote or condone any practice or act that is prohibited or  
5 restricted by any federal, state or local laws.

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

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11 Form Approved:

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13           /s/ Mary E. Staffopoulos          

14 Office of General Counsel

15 Legislation Prepared By: Brittany Figueroa

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