

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-231**

5 AN ORDINANCE REZONING APPROXIMATELY 10.34± ACRES  
6 LOCATED IN COUNCIL DISTRICT 6 AT 2563 COUNTY DOCK  
7 ROAD, 2573 LORETTO ROAD AND 2629 LORETTO ROAD,  
8 BETWEEN LORETTO ROAD AND COUNTY DOCK ROAD (R.E.  
9 NOS. 105634-0010, 105634-0050 AND 105635-0005),  
10 AS DESCRIBED HEREIN, OWNED BY RCBF PROPERTIES,  
11 LLC, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE)  
12 DISTRICT TO RESIDENTIAL LOW DENSITY-70 (RLD-70)  
13 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
14 ZONING CODE; PROVIDING A DISCLAIMER THAT THE  
15 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
16 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
17 PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS**, RCBF Properties, LLC, the owner of approximately 10.34±  
20 acres located in Council District 6 at 2563 County Dock Road, 2573  
21 Loretto Road and 2629 Loretto Road, between Loretto Road and County  
22 Dock Road (R.E. Nos. 105634-0010, 105634-0050 and 105635-0005), as  
23 more particularly described in **Exhibit 1**, dated February 15, 2023,  
24 and graphically depicted in **Exhibit 2**, both of which are attached  
25 hereto (the "Subject Property"), has applied for a rezoning and  
26 reclassification of the Subject Property from Residential Rural-Acre  
27 (RR-Acre) District to Residential Low Density-70 (RLD-70) District;  
28 and

29 **WHEREAS**, the Planning and Development Department has considered  
30 the application and has rendered an advisory recommendation; and

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory  
2 recommendation to the Council; and

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

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

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

14 **Section 1. Property Rezoned.** The Subject Property is  
15 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)  
16 District to Residential Low Density-70 (RLD-70) District, as defined  
17 and classified under the Zoning Code, City of Jacksonville, Florida.

18 **Section 2. Owner and Description.** The Subject Property is  
19 owned by RCBF Properties, LLC and is described in **Exhibit 1**, attached  
20 hereto. The applicant is Cyndy Trimmer, Esq., 1 Independent Drive,  
21 Suite 1200, Jacksonville, Florida 32202; (904) 807-0185.

22 **Section 3. Disclaimer.** The rezoning granted herein shall  
23 **not** be construed as an exemption from any other applicable local,  
24 state, or federal laws, regulations, requirements, permits or  
25 approvals. All other applicable local, state or federal permits or  
26 approvals shall be obtained before commencement of the development  
27 or use and issuance of this rezoning is based upon acknowledgement,  
28 representation and confirmation made by the applicant(s), owners(s),  
29 developer(s) and/or any authorized agent(s) or designee(s) that the  
30 subject business, development and/or use will be operated in strict  
31 compliance with all laws. Issuance of this rezoning does **not** approve,

1 promote or condone any practice or act that is prohibited or  
2 restricted by any federal, state or local laws.

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

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8 Form Approved:

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10                 /s/ Mary E. Staffopoulos          

11 Office of General Counsel

12 Legislation Prepared by: Jacquelyn Williams

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