

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-297**

5 AN ORDINANCE REZONING APPROXIMATELY 38.0± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 NORTH ZAMBITO
7 ROAD, 8777 NOROAD AND 8883 NOROAD, BETWEEN
8 ZAMBITO AVENUE AND LAMBING ROAD (R.E. NOS.
9 013022-0000, 013033-0000 AND 013033-0100), AS
10 DESCRIBED HEREIN, OWNED BY MISTY L. ANDERSON,
11 KYLE Y. ANDERSON, WILLIAM J. RANDOLPH, JR.,
12 CHERYL Y. RANDOLPH, AND LAVERNE J. CREWS, AS
13 TRUSTEE OF THE LAVERNE J. CREWS REVOCABLE TRUST
14 UNDER TRUST AGREEMENT DATED MAY 18, 2007, FROM
15 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO
16 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT, AS
17 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
18 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
19 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
20 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
21 EFFECTIVE DATE.

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23 **WHEREAS**, Misty L. Anderson, Kyle Y. Anderson, William J.
24 Randolph, Jr., Cheryl Y. Randolph, and Laverne J. Crews, as Trustee
25 of the Laverne J. Crews Revocable Trust under Trust Agreement dated
26 May 18, 2007, the owners of approximately 38.0± acres located in
27 Council District 12 at 0 North Zambito Road, 8777 Noroad and 8883
28 Noroad, between Zambito Avenue and Lambing Road (R.E. Nos. 013022-
29 0000, 013033-0000 and 013033-0100), as more particularly described
30 in **Exhibit 1**, dated March 29, 2023, and graphically depicted in
31 **Exhibit 2**, both of which are attached hereto (the "Subject Property"),

1 have applied for a rezoning and reclassification of the Subject
2 Property from Residential Rural-Acre (RR-Acre) District to
3 Residential Low Density-60 (RLD-60) District; and

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

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

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

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

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

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

24 **Section 2. Owner and Description.** The Subject Property is
25 owned by Misty L. Anderson, Kyle Y. Anderson, William J. Randolph,
26 Jr., Cheryl Y. Randolph, and Laverne J. Crews, as Trustee of the
27 Laverne J. Crews Revocable Trust under Trust Agreement dated May 18,
28 2007, and is legally described in **Exhibit 1**, attached hereto. The
29 applicant is Gregory Matovina, 12443 San Jose Boulevard, Suite 504,
30 Jacksonville, Florida 32223; (904) 292-0778.

31 **Section 3. Disclaimer.** The rezoning granted herein shall

