Introduced by the Land Use and Zoning Committee:

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ORDINANCE 2023-297

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

WHEREAS, Misty L. Anderson, Kyle Y. Anderson, William J. 23 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 Council District 12 at 0 North Zambito Road, 8777 Noroad and 8883 27 28 Noroad, between Zambito Avenue and Lambing Road (R.E. Nos. 013022-0000, 013033-0000 and 013033-0100), as more particularly described 29 30 in Exhibit 1, dated March 29, 2023, and graphically depicted in 31 Exhibit 2, both of which are attached hereto (the "Subject Property"),

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

WHEREAS, the Planning and Development Department has considered
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

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

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.

Owner and Description. The Subject Property is 24 Section 2. owned by Misty L. Anderson, Kyle Y. Anderson, William J. Randolph, 25 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 applicant is Gregory Matovina, 12443 San Jose Boulevard, Suite 504, 29 Jacksonville, Florida 32223; (904) 292-0778. 30

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Section 3. Disclaimer. The rezoning granted herein shall

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not be construed as an exemption from any other applicable local, 1 state, or federal laws, regulations, requirements, permits or 2 approvals. All other applicable local, state or federal permits or 3 approvals shall be obtained before commencement of the development 4 5 or use and issuance of this rezoning is based upon acknowledgement, representation and confirmation made by the applicant(s), owners(s), 6 7 developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict 8 9 compliance with all laws. Issuance of this rezoning does not approve, 10 promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws. 11

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

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17 Form Approved:

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19 /s/ Mary E. Staffopoulos

20 Office of General Counsel

21 Legislation Prepared by: Connor Corrigan

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