

1 Introduced and amended 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 PATRIOT RIDGE, LLP,  
11 FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT  
12 TO RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT,  
13 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
14 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
15 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
16 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
17 EFFECTIVE DATE.  
18

19 **WHEREAS**, Patriot Ridge, LLP, the owner of approximately 38.0±  
20 acres located in Council District 12 at 0 North Zambito Road, 8777  
21 Noroad and 8883 Noroad, between Zambito Avenue and Lambing Road (R.E.  
22 Nos. 013022-0000, 013033-0000 and 013033-0100), as more particularly  
23 described in **Exhibit 1**, dated March 29, 2023, and graphically depicted  
24 in **Exhibit 2**, both of which are attached hereto (the "Subject  
25 Property"), has applied for a rezoning and reclassification of the  
26 Subject Property from Residential Rural-Acre (RR-Acre) District to  
27 Residential Low Density-60 (RLD-60) District; and

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

30 **WHEREAS**, the Planning Commission, acting as the local planning  
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

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

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

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

17       **Section 2. Owner and Description.** The Subject Property is  
18 owned by Patriot Ridge, LLP, and is legally described in **Exhibit 1**,  
19 attached hereto. The applicant is Gregory Matovina, 12443 San Jose  
20 Boulevard, Suite 504, Jacksonville, Florida 32223; (904) 292-0778.

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

1 restricted by any federal, state or local laws.

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

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7 Form Approved:

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9                     /s/ Mary E. Staffopoulos          

10 Office of General Counsel

11 Legislation Prepared by: Connor Corrigan

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