

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

5 AN ORDINANCE REZONING APPROXIMATELY 27.29± ACRES  
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 NORTH ZAMBITO  
7 ROAD, 0 NOROAD AND 8883 NOROAD, BETWEEN ZAMBITO  
8 AVENUE AND LAMBING ROAD (R.E. NOS. 013022-0000,  
9 013033-0000 AND 013020-0005), AS DESCRIBED  
10 HEREIN, OWNED BY PATRIOT RIDGE, LLP, FROM  
11 RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO  
12 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICT, AS  
13 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 27.29±  
20 acres located in Council District 12 at 0 North Zambito Road, 0 Noroad  
21 and 8883 Noroad, between Zambito Avenue and Lambing Road (R.E. Nos.  
22 013022-0000, 013033-0000 and 013020-0005), as more particularly  
23 described in **Revised Exhibit 1**, dated June 15, 2023, and graphically  
24 depicted in **Revised Exhibit 2**, both of which are attached hereto (the  
25 "Subject Property"), has applied for a rezoning and reclassification  
26 of the Subject Property from Residential Rural-Acre (RR-Acre)  
27 District to 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 **Revised**  
19 **Exhibit 1**, attached hereto. The applicant is Gregory Matovina, 12443  
20 San Jose Boulevard, Suite 504, Jacksonville, Florida 32223; (904)  
21 292-0778.

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: Connor Corrigan

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