

1 Introduced and amended by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2024-680-E**

5 AN ORDINANCE REZONING APPROXIMATELY 18.99± ACRES  
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 AND 7175  
7 JUSTAMERE RD., BETWEEN MAGNOLIA HILLS DR. AND  
8 103<sup>RD</sup> ST. (R.E. NOS. 012966-0100 AND 012970-  
9 0020), AS DESCRIBED HEREIN, OWNED BY JUSTAMERE  
10 DEVELOPMENT, LLC, FROM RESIDENTIAL MEDIUM  
11 DENSITY-A (RMD-A) DISTRICT AND PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT (2022-893-E) TO  
13 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
15 PERMIT 216 TOWNHOMES, AS DESCRIBED IN THE  
16 JUSTAMERE PUD; PUD SUBJECT TO CONDITIONS;  
17 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED  
18 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION  
19 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN  
20 EFFECTIVE DATE.  
21

22 **WHEREAS**, Justamere Development, LLC, the owner of  
23 approximately 18.99± acres located in Council District 12 at 0 and  
24 7175 Justamere Rd., between Magnolia Hills Dr. and 103<sup>rd</sup> St. (R.E.  
25 Nos. 012966-0100 and 012970-0020), as more particularly described in  
26 **Exhibit 1**, dated June 26, 2024, and graphically depicted in **Exhibit**  
27 **2**, both of which are attached hereto (the "Subject Property"), has  
28 applied for a rezoning and reclassification of the Subject Property  
29 from Residential Medium Density-A (RMD-A) District and Planned Unit  
30 Development (PUD) District (2022-893-E) to Planned Unit Development  
31 (PUD) District, as described in Section 1 below; and

1           **WHEREAS**, the Planning Commission, acting as the local planning  
2 agency, has reviewed the application and made an advisory  
3 recommendation to the Council; and

4           **WHEREAS**, the Land Use and Zoning Committee, after due notice  
5 and public hearing, has made its recommendation to the Council; and

6           **WHEREAS**, the Council finds that such rezoning is: (1)  
7 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
8 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
9 not in conflict with any portion of the City's land use regulations;  
10 and

11           **WHEREAS**, the Council finds the proposed rezoning does not  
12 adversely affect the orderly development of the City as embodied in  
13 the Zoning Code; will not adversely affect the health and safety of  
14 residents in the area; will not be detrimental to the natural  
15 environment or to the use or development of the adjacent properties  
16 in the general neighborhood; and will accomplish the objectives and  
17 meet the standards of Section 656.340 (Planned Unit Development) of  
18 the Zoning Code; 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 Medium Density-A  
22 (RMD-A) District and Planned Unit Development (PUD) District (2022  
23 893-E) to Planned Unit Development (PUD) District. This new PUD  
24 district shall generally permit 216 townhomes, and is described,  
25 shown and subject to the following documents, attached hereto:

26 **Exhibit 1** - Legal Description dated June 26, 2024.

27 **Exhibit 2** - Subject Property per P&DD.

28 **Exhibit 3** - Written Description dated July 29, 2024.

29 **Exhibit 4** - Site Plan dated December, 2023.

30           **Section 2. PUD Rezoning Approved Subject to Conditions.**  
31 This PUD rezoning is approved subject to the following conditions.

1 Such conditions control over the Written Description and the Site  
2 Plan and may only be amended through a rezoning:

3 (1) A site work permit shall be submitted to the Development  
4 Services Division prior to site excavations, including for lakes,  
5 ponds, and stormwater retention.

6 (2) A site work permit shall be required prior to any clearing  
7 of protected trees on site.

8 **Section 3. Owner and Description.** The Subject Property is  
9 owned by Justamere Development, LLC, and is legally described in  
10 **Exhibit 1**, attached hereto. The applicant is John Day, 1 San Jose  
11 Place, Suite 7, Jacksonville, Florida 32257; (904) 268-9990.

12 **Section 4. Disclaimer.** The rezoning granted herein shall  
13 **not** be construed as an exemption from any other applicable local,  
14 state, or federal laws, regulations, requirements, permits or  
15 approvals. All other applicable local, state or federal permits or  
16 approvals shall be obtained before commencement of the development  
17 or use and issuance of this rezoning is based upon acknowledgement,  
18 representation and confirmation made by the applicant(s), owners(s),  
19 developer(s) and/or any authorized agent(s) or designee(s) that the  
20 subject business, development and/or use will be operated in strict  
21 compliance with all laws. Issuance of this rezoning does **not** approve,  
22 promote or condone any practice or act that is prohibited or  
23 restricted by any federal, state or local laws.

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

1 Form Approved:

2

3           /s/ Dylan Reingold          

4 Office of General Counsel

5 Legislation Prepared By: Kaysie Cox

6 GC-#1654385-v1-2024-680-E.docx