

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-680**

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 103RD 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; PROVIDING A DISCLAIMER THAT THE
17 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
18 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN EFFECTIVE DATE.
20

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

31 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

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

10 **WHEREAS**, the Council finds the proposed rezoning does not
11 adversely affect the orderly development of the City as embodied in
12 the Zoning Code; will not adversely affect the health and safety of
13 residents in the area; will not be detrimental to the natural
14 environment or to the use or development of the adjacent properties
15 in the general neighborhood; and will accomplish the objectives and
16 meet the standards of Section 656.340 (Planned Unit Development) of
17 the Zoning Code; now therefore

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

19 **Section 1. Property Rezoned.** The Subject Property is
20 hereby rezoned and reclassified from Residential Medium Density-A
21 (RMD-A) District and Planned Unit Development (PUD) District (2022
22 893-E) to Planned Unit Development (PUD) District. This new PUD
23 district shall generally permit 216 townhomes, and is described,
24 shown and subject to the following documents, attached hereto:

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

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

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

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

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by Justamere Development, LLC, and is legally described in
31 **Exhibit 1**, attached hereto. The applicant is John Day, 1 San Jose

1 Place, Suite 7, Jacksonville, Florida 32257; (904) 268-9990.

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

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

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20 Form Approved:

21
22 /s/ Dylan Reingold

23 Office of General Counsel

24 Legislation Prepared By: Kaysie Cox

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