

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-396-E**

5 AN ORDINANCE REZONING APPROXIMATELY 16.66± ACRES
6 LOCATED IN COUNCIL DISTRICT 8 AT 0 JUNIA STREET,
7 BETWEEN SYCAMORE STREET AND PALMETTO STREET (R.E.
8 NO. 002777-0100), AS DESCRIBED HEREIN, OWNED BY
9 JUNIA LAKES, LLC, FROM RESIDENTIAL RURAL-ACRE
10 (RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-50
11 (RLD-50) DISTRICT, AS DEFINED AND CLASSIFIED
12 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER
13 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
14 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
15 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
16

17 **WHEREAS**, Junia Lakes, LLC, the owner of approximately 16.66±
18 acres located in Council District 8 at 0 Junia Street, between
19 Sycamore Street and Palmetto Street (R.E. No. 002777-0100), as more
20 particularly described in **Exhibit 1**, dated May 11, 2023, and
21 graphically depicted in **Exhibit 2**, both of which are attached hereto
22 (the "Subject Property"), has applied for a rezoning and
23 reclassification of the Subject Property from Residential Rural-Acre
24 (RR-Acre) District to Residential Low Density-50 (RLD-50) District;
25 and

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

28 **WHEREAS**, the Planning Commission, acting as the local planning
29 agency, has reviewed the application and made an advisory
30 recommendation to the Council; and

31 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due

1 notice, held a public hearing and made its recommendation to the
2 Council; and

3 **WHEREAS**, taking into consideration the above recommendations and
4 all other evidence entered into the record and testimony taken at the
5 public hearings, the Council finds that such rezoning: (1) is
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 now, therefore

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

11 **Section 1. Property Rezoned.** The Subject Property is
12 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
13 District to Residential Low Density-50 (RLD-50) District, as defined
14 and classified under the Zoning Code, City of Jacksonville, Florida.

15 **Section 2. Owner and Description.** The Subject Property is
16 owned by Junia Lakes, LLC and is legally described in **Exhibit 1**,
17 attached hereto. The applicant is Curtis Hart, 8051 Tara Lane,
18 Jacksonville, Florida 32216; (904) 993-5008.

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

31 **Section 4. Effective Date.** The enactment of this Ordinance

1 shall be deemed to constitute a quasi-judicial action of the City
2 Council and shall become effective upon signature by the Council
3 President and Council Secretary.

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5 Form Approved:

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7 /s/ Shannon K. Eller

8 Office of General Counsel

9 Legislation Prepared by: Caroline Fulton

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