

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-124**

5 AN ORDINANCE REZONING APPROXIMATELY 2.20± ACRES,
6 LOCATED IN COUNCIL DISTRICT 4 AT 4076 BELFORT
7 ROAD AND 4100 BELFORT ROAD, BETWEEN SOUTHPOINT
8 DRIVE EAST AND BELFORT OAKS PLACE (R.E. NOS.
9 152866-1200 AND 152866-1400), AS DESCRIBED
10 HEREIN, OWNED BY SPV-II, L.L.C. AND SOUTHPOINT
11 VILLAGE, LLC, FORMERLY KNOWN AS SOUTHPOINT
12 VILLAGE GENERAL PARTNERSHIP, FROM PLANNED UNIT
13 DEVELOPMENT (PUD) DISTRICT (2021-197-E) TO
14 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
16 PERMIT COMMERCIAL USES, AS DESCRIBED IN THE
17 SOUTHPOINT VILLAGE PUD; PROVIDING A DISCLAIMER
18 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
19 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS**, SPV-II, L.L.C. and Southpoint Village, LLC, formerly
23 known as Southpoint Village General Partnership, the owners of
24 approximately 2.20± acres located in Council District 4 at 4076
25 Belfort Road and 4100 Belfort Road, between Southpoint Drive East and
26 Belfort Oaks Place (R.E. Nos. 152866-1200 and 152866-1400), as more
27 particularly described in **Exhibit 1**, dated December 23, 2022, and
28 graphically depicted in **Exhibit 2**, both of which are attached hereto
29 (the "Subject Property"), has applied for a rezoning and
30 reclassification of the Subject Property from Planned Unit
31 Development (PUD) District (2021-197-E) to Planned Unit Development

1 (PUD) District, as described in Section 1 below; and

2 **WHEREAS**, the Planning Commission has considered the application
3 and has rendered an advisory opinion; and

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

6 **WHEREAS**, the Council finds that such rezoning is: (1) consistent
7 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives
8 and policies of the *2030 Comprehensive Plan*; and (3) is not in
9 conflict with any portion of the City's land use regulations; 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 Planned Unit Development (PUD)
21 District (2021-197-E) to Planned Unit Development (PUD) District.
22 This new PUD district shall generally permit commercial uses, and is
23 described, shown and subject to the following documents, attached
24 hereto:

25 **Exhibit 1** - Legal Description dated December 23, 2022.

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

27 **Exhibit 3** - Written Description dated January 30, 2023.

28 **Exhibit 4** - Site Plan dated June 23, 2005.

29 **Section 2. Owner and Description.** The Subject Property
30 is owned by SPV-II, L.L.C. and Southpoint Village, LLC, formerly
31 known as Southpoint Village General Partnership, and is legally

1 described in **Exhibit 1**, attached hereto. The applicant is Cyndy
2 Trimmer, Esq., One Independent Drive, Suite 1200, Jacksonville,
3 Florida 32202; (904) 301-1269.

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

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

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21 Form Approved:

22
23 /s/ Mary E. Staffopoulos

24 Office of General Counsel

25 Legislation Prepared By: Erin Abney

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