

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-15**

5 AN ORDINANCE REZONING APPROXIMATELY 280.55±  
6 ACRES LOCATED IN COUNCIL DISTRICT 8 AT 0 BRADDOCK  
7 ROAD, 0 NEW KINGS ROAD AND 13951 NEW KINGS ROAD,  
8 BETWEEN DUNN AVENUE AND LEM TURNER ROAD (R.E.  
9 NOS. 002472-0105, 002472-0210 AND 002482-0100),  
10 AS DESCRIBED HEREIN, OWNED BY SOUTHPOINT CROSSING  
11 LLC AND HART RESOURCES, LLC, FROM PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT (2020-472-E) TO  
13 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO  
15 PERMIT SINGLE-FAMILY RESIDENTIAL AND ASSOCIATED  
16 RECREATIONAL USES, AS DESCRIBED IN THE BRADDOCK  
17 ROAD PUD; PROVIDING A DISCLAIMER THAT THE  
18 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
19 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
20 PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS,** Southpoint Crossing LLC and Hart Resources, LLC, the  
23 owners of approximately 280.55± acres located in Council District 8  
24 at 0 Braddock Road, 0 New Kings Road and 13951 New Kings Road, between  
25 Dunn Avenue and Lem Turner Road (R.E. Nos. 002472-0105, 002472-0210  
26 and 002482-0100), as more particularly described in **Exhibit 1**, dated  
27 September 12, 2023, and graphically depicted in **Exhibit 2**, both of  
28 which are attached hereto (the "Subject Property"), have applied for  
29 a rezoning and reclassification of the Subject Property from Planned  
30 Unit Development (PUD) District (2020-472-E) to Planned Unit  
31 Development (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 Planned Unit Development (PUD)  
22 District (2020-472-E) to Planned Unit Development (PUD) District.  
23 This new PUD district shall generally permit single-family  
24 residential and associated recreational uses, and is described, shown  
25 and subject to the following documents, attached hereto:

26 **Exhibit 1** - Legal Description dated September 12, 2023.

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

28 **Exhibit 3** - Written Description dated December 18, 2023.

29 **Exhibit 4** - Site Plan dated September 12, 2023.

30           **Section 2. Owner and Description.** The Subject Property is  
31 owned by Southpoint Crossing LLC and Hart Resources, LLC, and is

1 legally described in **Exhibit 1**, attached hereto. The applicant is  
2 Curtis Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904) 993-  
3 5008.

4 **Section 3. Disclaimer.** The rezoning granted herein shall  
5 **not** be construed as an exemption from any other applicable local,  
6 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), owners(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 Council Secretary.

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21 Form Approved:

22  
23           /s/ Jason Teal          

24 Office of General Counsel

25 Legislation Prepared By: Connor Corrigan

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