

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

4 **ORDINANCE 2024-610-E**

5 AN ORDINANCE REZONING APPROXIMATELY 280.55±  
6 ACRES LOCATED IN COUNCIL DISTRICT 8 AT 0 AND  
7 13951 NEW KINGS ROAD AND 0 BRADDOCK ROAD, BETWEEN  
8 DUNN AVENUE AND LEM TURNER ROAD (R.E. NO(S).  
9 002472-0105, 002482-0100 AND 002472-0210), AS  
10 DESCRIBED HEREIN, OWNED BY SOUTHPOINT CROSSING,  
11 LLC, AND HART RESOURCES, LLC, FROM PLANNED UNIT  
12 DEVELOPMENT (PUD) DISTRICT (2024-15-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; PUD SUBJECT TO CONDITIONS; PROVIDING A  
18 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
19 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

21  
22 **WHEREAS,** Southpoint Crossing, LLC, and Hart Resources, LLC,  
23 the owners of approximately 280.55± acres located in Council District  
24 8 at 0 and 13951 New Kings Road and 0 Braddock Road, between Dunn  
25 Avenue and Lem Turner Road (R.E. No(s). 002472-0105, 002482-0100 and  
26 002472-0210), as more particularly described in **Exhibit 1**, dated June  
27 24, 2024, and graphically depicted in **Exhibit 2**, both of which are  
28 attached hereto (the "Subject Property"), has applied for a rezoning  
29 and reclassification of the Subject Property from Planned Unit  
30 Development (PUD) District (2024-15-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 Planned Unit Development (PUD)  
22 District (2024-15-E) to Planned Unit Development (PUD) District. This  
23 new PUD district shall generally permit single family residential and  
24 associated recreational uses, and is described, shown and subject to  
25 the following documents, attached hereto:

26 **Exhibit 1** - Legal Description dated June 24, 2024.

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. Rezoning Approved Subject to Condition.** This  
31 rezoning is approved subject to the following condition. Such

1 condition controls over the Written Description and the Site Plan and  
2 may only be amended through a rezoning:

3 (1) A traffic study shall be provided at Civil Site Plan  
4 Review. Prior to commencement of the traffic study, the traffic  
5 professional shall conduct a methodology meeting to determine the  
6 limits of the study. The methodology meeting shall include the Chief  
7 of Traffic Engineering, the Chief of the Transportation Division, and  
8 the traffic reviewer from Development Services.

9 **Section 3. Owner and Description.** The Subject Property is  
10 owned by Southpoint Crossing LLC and Hart Resources, LLC, and is  
11 legally described in **Exhibit 1**, attached hereto. The applicant is  
12 Curtis Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904) 993-  
13 5008.

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

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

1 Form Approved:

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3           /s/ Dylan Reingold          

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

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