

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-610**

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; 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,
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. 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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22 Form Approved:

23
24 /s/ Dylan Reingold

25 Office of General Counsel

26 Legislation Prepared By: Bruce Lewis

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