

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

4 **ORDINANCE 2024-15-E**

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; 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, 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. Rezoning Approved Subject to Conditions.** This
31 rezoning is approved subject to the following conditions. Such

1 conditions control 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 the 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 the Traffic Engineering Division, the Chief of the Transportation
8 Planning Division, and the traffic reviewer from Development
9 Services.

10 (2) Requirement for coordination with Florida Department of
11 Transportation (FDOT): the applicant has submitted a traffic analysis
12 report to the FDOT indicating the potential need for turn lane and/or
13 signalization improvements at the Braddock Road/Lem Turner Road
14 intersection as well as the potential need for improvements at
15 Braddock Road/Dunn Avenue which will require contributions from the
16 applicant/owner to advance the programming and installation of needed
17 improvements. The applicant/owner, or their successor, agree to work
18 with FDOT on performing additional analysis of these needs and will
19 address the needs generated by the proposed development. Upon
20 submittal of an application to the City for Substantial Verification
21 of the PUD, the applicant/owner shall provide the City with
22 confirmation from the FDOT that they have been notified of the intent
23 to proceed with the development subject to these agreements.

24 (3) Prior to the first final inspection within any phase of
25 development, the owner or their agent shall submit to the Planning
26 and Development Department for its review and approval either: (a)
27 an affidavit documenting that all conditions to the development order
28 have been satisfied, or (b) a detailed agreement for the completion
29 of all conditions to the development order.

30 **Section 3. 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)
3 993-5008.

4 **Section 4. 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 5. 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/ Mary E. Staffopoulos

24 Office of General Counsel

25 Legislation Prepared By: Connor Corrigan

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