

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-197**

5 AN ORDINANCE REZONING APPROXIMATELY 2.20± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 4 AT 4076 BELFORT  
7 ROAD AND 4100 BELFORT ROAD, BETWEEN BELFORT OAKS  
8 PLACE AND SOUTHPOINT DRIVE EAST (R.E. NOS.  
9 152866-1200 AND 152866-1400) AS DESCRIBED  
10 HEREIN, OWNED BY SOUTHPOINT VILLAGE, LLC, AND  
11 SPV-II, LLC, FROM PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT (95-143-219) TO PLANNED UNIT  
13 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
15 OFFICE AND COMMERCIAL USES, AS DESCRIBED IN THE  
16 SOUTHPOINT VILLAGE PUD; PROVIDING A DISCLAIMER  
17 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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21 **WHEREAS**, Southpoint Village, LLC, and SPV-II, LLC, the owners  
22 of approximately 2.20± acres, located in Council District 4 at 4076  
23 Belfort Road and 4100 Belfort Road, between Belfort Oaks Place and  
24 Southpoint Drive East (R.E. Nos. 152866-1200 and 152866-1400), as  
25 more particularly described in **Exhibit 1**, dated February 26, 2021,  
26 and graphically depicted in **Exhibit 2**, both of which are **attached**  
27 **hereto** (Subject Property), have applied for a rezoning and  
28 reclassification of that property from Planned Unit Development (PUD)  
29 District (95-143-219) to Planned Unit Development (PUD) District, as  
30 described in Section 1 below; and

31 **WHEREAS**, the Planning Commission has considered the application

1 and has rendered an advisory opinion; and

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

4 **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
5 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives  
6 and policies of the *2030 Comprehensive Plan*; and (3) is not in  
7 conflict with any portion of the City's land use regulations; and

8 **WHEREAS**, the Council finds the proposed rezoning does not  
9 adversely affect the orderly development of the City as embodied in  
10 the Zoning Code; will not adversely affect the health and safety of  
11 residents in the area; will not be detrimental to the natural  
12 environment or to the use or development of the adjacent properties  
13 in the general neighborhood; and will accomplish the objectives and  
14 meet the standards of Section 656.340 (Planned Unit Development) of  
15 the Zoning Code; now, therefore

16 **BE IT ORDAINED** by the Council of the City of Jacksonville:

17 **Section 1. Property Rezoned.** The Subject Property is  
18 hereby rezoned and reclassified from Planned Unit Development (PUD)  
19 District (95-143-219) to Planned Unit Development (PUD) District.  
20 This new PUD district shall generally permit office and commercial  
21 uses, and is described, shown and subject to the following documents,  
22 **attached hereto:**

23 **Exhibit 1** - Legal Description dated February 26, 2021.

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

25 **Exhibit 3** - Written Description dated March 17, 2021.

26 **Exhibit 4** - Site Plan dated June 20, 2002.

27 **Section 2. Owner and Description.** The Subject Property  
28 is owned by Southpoint Village, LLC, and SPV-II, LLC, and is legally  
29 described in **Exhibit 1, attached hereto.** The applicant is Cyndy  
30 Trimmer, One Independent Drive, Suite 1200, Jacksonville, Florida  
31 32202; (904) 807-0185.

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

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

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18 Form Approved:

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20                     /s/ Shannon K. Eller          

21 Office of General Counsel

22 Legislation Prepared By: Bruce Lewis

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