

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

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; PUD SUBJECT TO
17 CONDITION; 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 Village, LLC, and SPV-II, LLC, the owners
23 of approximately 2.20± acres, located in Council District 4 at 4076
24 Belfort Road and 4100 Belfort Road, between Belfort Oaks Place and
25 Southpoint Drive East (R.E. Nos. 152866-1200 and 152866-1400), as
26 more particularly described in **Exhibit 1**, dated February 26, 2021,
27 and graphically depicted in **Exhibit 2**, both of which are **attached**
28 **hereto** (Subject Property), have applied for a rezoning and
29 reclassification of that property from Planned Unit Development (PUD)
30 District (95-143-219) to Planned Unit Development (PUD) District, as
31 described in Section 1 below; and

1 **WHEREAS**, the Planning Commission has considered the application
2 and has rendered an advisory opinion; and

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

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

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

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

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

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

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

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

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

28 **Section 2. Rezoning Approved Subject to Condition.** This
29 rezoning is approved subject to the following condition. Such
30 condition controls over the Written Description and the Site Plan and
31 may only be amended through a rezoning.

1 (1) Commercial uses shall not exceed 69,000 square feet.

2 **Section 3. Owner and Description.** The Subject Property
3 is owned by Southpoint Village, LLC, and SPV-II, LLC, and is legally
4 described in **Exhibit 1, attached hereto.** The applicant is Cyndy
5 Trimmer, One Independent Drive, Suite 1200, Jacksonville, Florida
6 32202; (904) 807-0185.

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

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

23
24 Form Approved:

25
26 /s/ Shannon K. Eller

27 Office of General Counsel

28 Legislation Prepared By: Bruce Lewis

29 GC-#1434591-v1-2021-197-E