

Introduced and amended by the Land Use and Zoning Committee:

**ORDINANCE 2025-367-E**

AN ORDINANCE REZONING APPROXIMATELY 94.66± ACRES  
LOCATED IN COUNCIL DISTRICT 11 AT 0 AVENUES  
BOULEVARD AND 10300, 10304, 10308, 10310 AND  
10344 SOUTHSIDE BOULEVARD, BETWEEN PHILLIPS  
HIGHWAY AND SOUTHSIDE BOULEVARD (R.E. NO(S).  
155494-0000, 155494-1000, 155494-1055, 155494-  
1060, 155494-2000 AND 155494-2100), AS DESCRIBED  
HEREIN, OWNED BY JACKSONVILLE AVENUES LIMITED  
PARTNERSHIP, MALL OF THE AVENUES LIMITED  
PARTNERSHIP, STORE 2430, LLC, DILLARDS, INC. AND  
BELK, INC., FROM PLANNED UNIT DEVELOPMENT (PUD)  
DISTRICT (2001-366-E) TO PLANNED UNIT  
DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
CLASSIFIED UNDER THE ZONING CODE, TO GENERALLY  
ALLOW FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
IN ADDITION TO THE CURRENTLY APPROVED USES, AS  
DESCRIBED IN THE AVENUES PUD; PROVIDING A  
DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL  
NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** Jacksonville Avenues Limited Partnership, Mall of the  
Avenues Limited Partnership, Store 2430, LLC, Dillard's, Inc. and  
Belk, Inc. the owners of approximately 94.66± acres located in Council  
District 11 at 0 Avenues Boulevard and 10300, 10304, 10308, 10310 and  
10344 Southside Boulevard, between Phillips Highway and Southside  
Boulevard (R.E. NO(S). 155494-0000, 155494-1000, 155494-1055, 155494-

1 1060, 155494-2000 and 155494-2100), as more particularly described  
2 in **Exhibit 1**, dated May 1, 2025, and graphically depicted in **Exhibit**  
3 **2**, both of which are attached hereto (the "Subject Property"), has  
4 applied for a rezoning and reclassification of the Subject Property  
5 from Planned Unit Development (PUD) District (2001-366-E) to Planned  
6 Unit Development (PUD) District, as described in Section 1 below; and

7 **WHEREAS**, the Planning Commission, acting as the local planning  
8 agency, has reviewed the application and made an advisory  
9 recommendation to the Council; and

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

12 **WHEREAS**, the Council finds that such rezoning is: (1)  
13 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
14 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
15 not in conflict with any portion of the City's land use regulations;  
16 and

17 **WHEREAS**, the Council finds the proposed rezoning does not  
18 adversely affect the orderly development of the City as embodied in  
19 the Zoning Code; will not adversely affect the health and safety of  
20 residents in the area; will not be detrimental to the natural  
21 environment or to the use or development of the adjacent properties  
22 in the general neighborhood; and will accomplish the objectives and  
23 meet the standards of Section 656.340 (Planned Unit Development) of  
24 the Zoning Code; now therefore

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

26 **Section 1. Property Rezoned.** The Subject Property is  
27 hereby rezoned and reclassified from Planned Unit Development (PUD)  
28 District (2001-366-E) to Planned Unit Development (PUD) District.  
29 This new PUD district shall generally allow for multi-family  
30 residential development in addition to the currently approved uses,  
31 and is described, shown and subject to the following documents,

attached hereto:

**Exhibit 1** - Legal Description dated May 1, 2025.

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

**Exhibit 3** - Written Description dated April 16, 2025.

**Exhibit 4** - Site Plan dated April 15, 2025.

**Section 2. Owner and Description.** The Subject Property is owned by Jacksonville Avenues Limited Partnership, Mall of the Avenues Limited Partnership, Store 2430, LLC, Dillard's, Inc. and Belk, Inc. and is legally described in **Exhibit 1**, attached hereto. The applicant is Babette Ashley, Esq., 5210 Belfort Road, Suite 400, Jacksonville, Florida, 32256; (904) 366-1500.

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

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

1 Form Approved:

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3           /s/ Dylan Reingold          

4 Office of General Counsel

5 Legislation Prepared By: Andrew Hetzel

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