

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-317-E**

5 AN ORDINANCE REZONING APPROXIMATELY 48.53±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 3 AT 0 HODGES  
7 BOULEVARD AND 13190 GLEN KERNAN PARKWAY, BETWEEN  
8 INTERSTATE 295 AND GLEN KERNAN PARKWAY (R.E.  
9 NOS. 167735-0055 AND 167735-0065), AS DESCRIBED  
10 HEREIN, OWNED BY HODGES BOULEVARD DEVELOPMENT  
11 GROUP, INC., AND THE GEORGE H. HODGES, JR.  
12 TRUST, FROM PLANNED UNIT DEVELOPMENT (PUD)  
13 DISTRICT (ORDINANCES 92-1930-1372 AND 2003-169-  
14 E) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT,  
15 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
16 TO PERMIT MIXED-USE DEVELOPMENT, AS DESCRIBED IN  
17 THE JTB & HODGES NWQ PUD; PROVIDING A DISCLAIMER  
18 THAT THE REZONING GRANTED HEREIN SHALL NOT BE  
19 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
20 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

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22 **WHEREAS**, Hodges Boulevard Development Group, Inc., and the  
23 George H. Hodges, Jr. Trust, the owners of approximately 48.53± acres,  
24 located in Council District 3 at 0 Hodges Boulevard and 13190 Glen  
25 Kernan Parkway, between Interstate 295 and Glen Kernan Parkway (R.E.  
26 Nos. 167735-0055 and 167735-0065), as more particularly described in  
27 **Exhibit 1**, dated February 11, 2019, and graphically depicted in  
28 **Exhibit 2**, both of which are **attached hereto** and incorporated herein  
29 by this reference (Subject Property), have applied for a rezoning and  
30 reclassification of that property from Planned Unit Development (PUD)  
31 District (Ordinances 92-1930-1372 and 2003-169-E) to Planned Unit

1 Development (PUD) District, as described in Section 1 below; and

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

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

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

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

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

19 **Section 1. Property Rezoned.** The Subject Property is  
20 hereby rezoned and reclassified from Planned Unit Development (PUD)  
21 District (Ordinances 92-1930-1372 and 2003-169-E) to Planned Unit  
22 Development (PUD) District. This new PUD district shall generally  
23 permit mixed-use development, and is described, shown and subject to  
24 the following attached documents:

25 **Exhibit 1** - Legal Description dated February 11, 2019.

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

27 **Third Revised Exhibit 3** - Third Revised Written Description dated  
28 October 20, 2020.

29 **Revised Exhibit 4** - Revised Site Plan dated September 9, 2019.

30 **Section 2. Owner and Description.** The Subject Property  
31 is owned by Hodges Boulevard Development Group, Inc., and the George

1 H. Hodges, Jr. Trust, and is legally described in **Exhibit 1, attached**  
2 **hereto**. The agent is Paul M. Harden, Esq., 501 Riverside Avenue,  
3 Suite 901, Jacksonville, Florida 32202; (904) 396-5731.

4 **Section 3. Disclaimer.** The rezoning granted herein  
5 shall **not** be construed as an exemption from any other applicable  
6 local, 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), owner(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 the Council Secretary.

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21 Form Approved:

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23           /s/ Shannon K. Eller          

24 Office of General Counsel

25 Legislation Prepared By: Bruce Lewis

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