

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

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 **Second Revised Exhibit 3** - Second Revised Written Description dated
28 September 15, 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

