

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-367

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, Crossroad Church, 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, 155494-1060, 155494-2000 and 155494-2100),
as more particularly described in **Exhibit 1**, dated May 1, 2025, and

graphically depicted in **Exhibit 2**, both of which are attached hereto (the "Subject Property"), has applied for a rezoning and reclassification of the Subject Property from Planned Unit Development (PUD) District (2001-366-E) to Planned Unit Development (PUD) District, as described in Section 1 below; and

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

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

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

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

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

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

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

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

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

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

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

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

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

1 Form Approved:
2
3 /s/ Dylan Reingold
4 Office of General Counsel
5 Legislation Prepared By: Andrew Hetzel
6 GC-#1688887-v1-2025-367_(Z-6111).docx