Introduced and amended by the Land Use and Zoning Committee:

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**ORDINANCE 2019-317** 

AN ORDINANCE REZONING APPROXIMATELY 48.53± ACRES, LOCATED IN COUNCIL DISTRICT 3 AT 0 HODGES BOULEVARD AND 13190 GLEN KERNAN PARKWAY, BETWEEN INTERSTATE 295 AND GLEN KERNAN PARKWAY (R.E. NOS. 167735-0055 AND 167735-0065), AS DESCRIBED HEREIN, OWNED BY HODGES BOULEVARD DEVELOPMENT GROUP, INC., AND THE GEORGE H. HODGES, JR. TRUST, FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (ORDINANCES 92-1930-1372 AND 2003-169-E) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT MIXED-USE DEVELOPMENT, AS DESCRIBED IN THE JTB & HODGES NWO 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, Hodges Boulevard Development Group, Inc., and the George H. Hodges, Jr. Trust, the owners of approximately 48.53± acres, located in Council District 3 at 0 Hodges Boulevard and 13190 Glen Kernan Parkway, between Interstate 295 and Glen Kernan Parkway (R.E. Nos. 167735-0055 and 167735-0065), as more particularly described in Exhibit 1, dated February 11, 2019, and graphically depicted in Exhibit 2, both of which are attached hereto and incorporated herein by this reference (Subject Property), have applied for a rezoning and reclassification of that property from Planned Unit Development (PUD) District (Ordinances 92-1930-1372 and 2003-169-E) to Planned Unit

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Section 2.

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Development (PUD) District, as described in Section 1 below; and WHEREAS, the Planning Commission has considered the application

and has rendered an advisory opinion; 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 2030 Comprehensive Plan; (2) furthers the goals, objectives and policies of the 2030 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 hereby rezoned and reclassified from Planned Unit Development (PUD) District (Ordinances 92-1930-1372 and 2003-169-E) to Planned Unit Development (PUD) District. This new PUD district shall generally permit mixed-use development, and is described, shown and subject to the following attached documents:

- Exhibit 1 Legal Description dated February 11, 2019.
- Exhibit 2 Subject Property per P&DD.
- Second Revised Exhibit 3 Second Revised Written Description dated September 15, 2020.
- Revised Exhibit 4 Revised Site Plan dated September 9, 2019.
- Owner and Description. The Subject Property is owned by Hodges Boulevard Development Group, Inc., and the George

The rezoning granted herein

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

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), owner(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

shall be deemed to constitute a quasi-judicial action of the City

Council and shall become effective upon signature by the Council

Effective Date. The enactment of this Ordinance

Disclaimer.

restricted by any federal, state or local laws.

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23 /s/ Shannon K. Eller

Form Approved:

Section 4.

Section 3.

Office of General Counsel

25 Legislation Prepared By: Bruce Lewis

President and the Council Secretary.

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