

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2024-981

AN ORDINANCE REZONING APPROXIMATELY 0.6± OF AN ACRE LOCATED IN COUNCIL DISTRICT 7 AT 2403 MARKET STREET N., BETWEEN 14TH STREET E. AND 15TH STREET E. (R.E. NO. 044902-0000), AS DESCRIBED HEREIN, OWNED BY OAKSHIRE HOLDINGS, LLC, FROM INDUSTRIAL LIGHT (IL) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT RECREATIONAL AND ENTERTAINMENT FACILITIES AND COMMERCIAL AND LIGHT INDUSTRIAL USES, AS DESCRIBED IN THE MAIN STREET FOOD PARK AND MINI GOLF 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, Oakshire Holdings, LLC, the owner of approximately 0.6± of an acre located in Council District 7 at 2403 Market Street N., between 14th Street E. and 15th Street E. (R.E. No. 044902-0000), as more particularly described in **Exhibit 1**, dated November 22, 2024, 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 Industrial Light (IL) District 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

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

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

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

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

17 **Section 1. Property Rezoned.** The Subject Property is
18 hereby rezoned and reclassified from Industrial Light (IL) District
19 to Planned Unit Development (PUD) District. This new PUD district
20 shall generally permit recreational and entertainment facilities and
21 commercial and light industrial uses **commercial uses**, and is
22 described, shown and subject to the following documents, attached
23 hereto:

24 **Exhibit 1** - Legal Description dated November 22, 2024.

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

26 **Exhibit 3** - Written Description dated November 27, 2024.

27 **Exhibit 4** - Site Plan dated August 7, 2024.

28 **Section 2. Owner and Description.** The Subject Property is
29 owned by Oakshire Holdings, LLC, and is legally described in **Exhibit**
30 **1**, attached hereto. The applicant is Hector Zayas, 1224 N. Laura
31 Street, Jacksonville, Florida 32206; (904) 563-0576.

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

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

17
18 Form Approved:

19
20 /s/ Dylan Reingold

21 Office of General Counsel

22 Legislation Prepared By: Kaysie Cox

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