

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-722**

5 AN ORDINANCE REZONING APPROXIMATELY 2.31± ACRES,
6 LOCATED IN COUNCIL DISTRICT 7 AT 515 9TH STREET
7 EAST, BETWEEN CARMEN STREET AND 9TH STREET EAST
8 (R.E. NO. 072128-0000) AS DESCRIBED HEREIN,
9 OWNED BY BOUNDLESS FUTURES, LLC, FROM INDUSTRIAL
10 LIGHT (IL) DISTRICT TO PLANNED UNIT DEVELOPMENT
11 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
12 THE ZONING CODE, TO PERMIT MIXED-USE
13 DEVELOPMENT, AS DESCRIBED IN THE RETHREADED PUD;
14 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
15 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
16 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
17 EFFECTIVE DATE.
18

19 **WHEREAS**, Boundless Futures, LLC, the owner of approximately
20 2.31± acres, located in Council District 7 at 515 9th Street East,
21 between Carmen Street and 9th Street East (R.E. No. 072128-0000), as
22 more particularly described in **Exhibit 1**, dated October 6, 2020, and
23 graphically depicted in **Exhibit 2**, both of which are **attached hereto**
24 (Subject Property), has applied for a rezoning and reclassification
25 of that property from Industrial Light (IL) District to Planned Unit
26 Development (PUD) District, as described in Section 1 below; and

27 **WHEREAS**, the Planning Commission has considered the application
28 and has rendered an advisory opinion; and

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

31 **WHEREAS**, the Council finds that such rezoning is: (1) consistent

1 with the 2030 Comprehensive Plan; (2) furthers the goals, objectives
2 and policies of the 2030 Comprehensive Plan; and (3) is not in
3 conflict with any portion of the City's land use regulations; and

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

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

13 **Section 1. Property Rezoned.** The Subject Property is
14 hereby rezoned and reclassified from Industrial Light (IL) District
15 to Planned Unit Development (PUD) District. This new PUD district
16 shall generally permit mixed-used development, and is described,
17 shown and subject to the following documents, **attached hereto**:

18 **Exhibit 1** - Legal Description dated October 6, 2020.

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

20 **Exhibit 3** - Written Description dated October 5, 2020.

21 **Exhibit 4** - Site Plan dated October 2, 2020.

22 **Section 2. Owner and Description.** The Subject Property
23 is owned by Boundless Futures, LLC, and is legally described in
24 **Exhibit 1, attached hereto.** The agent is Emily G. Pierce, 1301
25 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207; (904)
26 398-3911.

27 **Section 3. Disclaimer.** The rezoning granted herein
28 shall **not** be construed as an exemption from any other applicable
29 local, state, or federal laws, regulations, requirements, permits or
30 approvals. All other applicable local, state or federal permits or
31 approvals shall be obtained before commencement of the development

1 or use and issuance of this rezoning is based upon acknowledgement,
2 representation and confirmation made by the applicant(s), owner(s),
3 developer(s) and/or any authorized agent(s) or designee(s) that the
4 subject business, development and/or use will be operated in strict
5 compliance with all laws. Issuance of this rezoning does **not** approve,
6 promote or condone any practice or act that is prohibited or
7 restricted by any federal, state or local laws.

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

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13 Form Approved:

14
15 /s/ Shannon K. Eller

16 Office of General Counsel

17 Legislation Prepared By: Bruce Lewis

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