

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

5 AN ORDINANCE REZONING APPROXIMATELY 2.31±
6 ACRES, LOCATED IN COUNCIL DISTRICT 7 AT 515 9TH
7 STREET EAST, BETWEEN CARMEN STREET AND 9TH
8 STREET EAST (R.E. NO. 072128-0000) AS
9 DESCRIBED HEREIN, OWNED BY BOUNDLESS FUTURES,
10 LLC, FROM INDUSTRIAL LIGHT (IL) DISTRICT TO
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
13 TO PERMIT MIXED-USE DEVELOPMENT, AS DESCRIBED
14 IN THE RETHREADED PUD; PROVIDING A DISCLAIMER
15 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
16 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN 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,
23 and graphically depicted in **Exhibit 2**, both of which are **attached**
24 **hereto** (Subject Property), has applied for a rezoning and
25 reclassification of that property from Industrial Light (IL)
26 District to Planned Unit Development (PUD) District, as described
27 in Section 1 below; and

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

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

1 **WHEREAS**, the Council finds that such rezoning is: (1)
2 consistent with the *2030 Comprehensive Plan*; (2) furthers the
3 goals, objectives and policies of the *2030 Comprehensive Plan*; and
4 (3) is not in conflict with any portion of the City's land use
5 regulations; and

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

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

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

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

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

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

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

24 **Section 2. Owner and Description.** The Subject Property
25 is owned by Boundless Futures, LLC, and is legally described in
26 **Exhibit 1, attached hereto**. The agent is Emily G. Pierce, 1301
27 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207;
28 (904) 398-3911.

29 **Section 3. Disclaimer.** The rezoning granted herein
30 shall **not** be construed as an exemption from any other applicable
31 local, state, or federal laws, regulations, requirements, permits

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

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

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16 Form Approved:

17
18 /s/ Shannon K. Eller

19 Office of General Counsel

20 Legislation Prepared By: Bruce Lewis

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