

Introduced and amended by the Land Use and Zoning Committee:

**ORDINANCE 2024-981-E**

AN ORDINANCE REZONING APPROXIMATELY 0.6± OF AN ACRE LOCATED IN COUNCIL DISTRICT 7 AT 2403 MARKET STREET N., BETWEEN 14<sup>TH</sup> STREET E. AND 15<sup>TH</sup> 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; PUD SUBJECT TO CONDITIONS; 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 14<sup>th</sup> Street E. and 15<sup>th</sup> 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

1 recommendation to the Council; and

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

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

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

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

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

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

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

27       **Revised Exhibit 3** - Revised Written Description dated January 10,  
28 2025.

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

30       **Section 2. Rezoning Approved Subject to Conditions.** This  
31 rezoning is approved subject to the following conditions. Such

conditions control over the Written Description and the Site Plan and may only be amended through a rezoning:

(1) There shall be no amplified music after 10:00 PM.

(2) All lighting shall be directed away from any residential dwellings. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas and shall not exceed one (1.0) f.c. when abutting other nonresidential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.

**Section 3. Owner and Description.** The Subject Property is owned by Oakshire Holdings, LLC, and is legally described in **Exhibit 1**, attached hereto. The applicant is Hector Zayas, 1224 N. Laura Street, Jacksonville, Florida 32206; (904) 563-0576.

**Section 4. Disclaimer.** The rezoning granted herein 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), owners(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 restricted by any federal, state or local laws.

**Section 5. Effective Date.** The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and Council Secretary.

Form Approved:

          /s/ Dylan Reingold          

Office of General Counsel

Legislation Prepared By: Kaysie Cox

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