

# Blue Park

## 221 SE 9th Street



**City Commission**  
August 6, 2025

Department of Sustainable Development (DSD)

### Rezoning

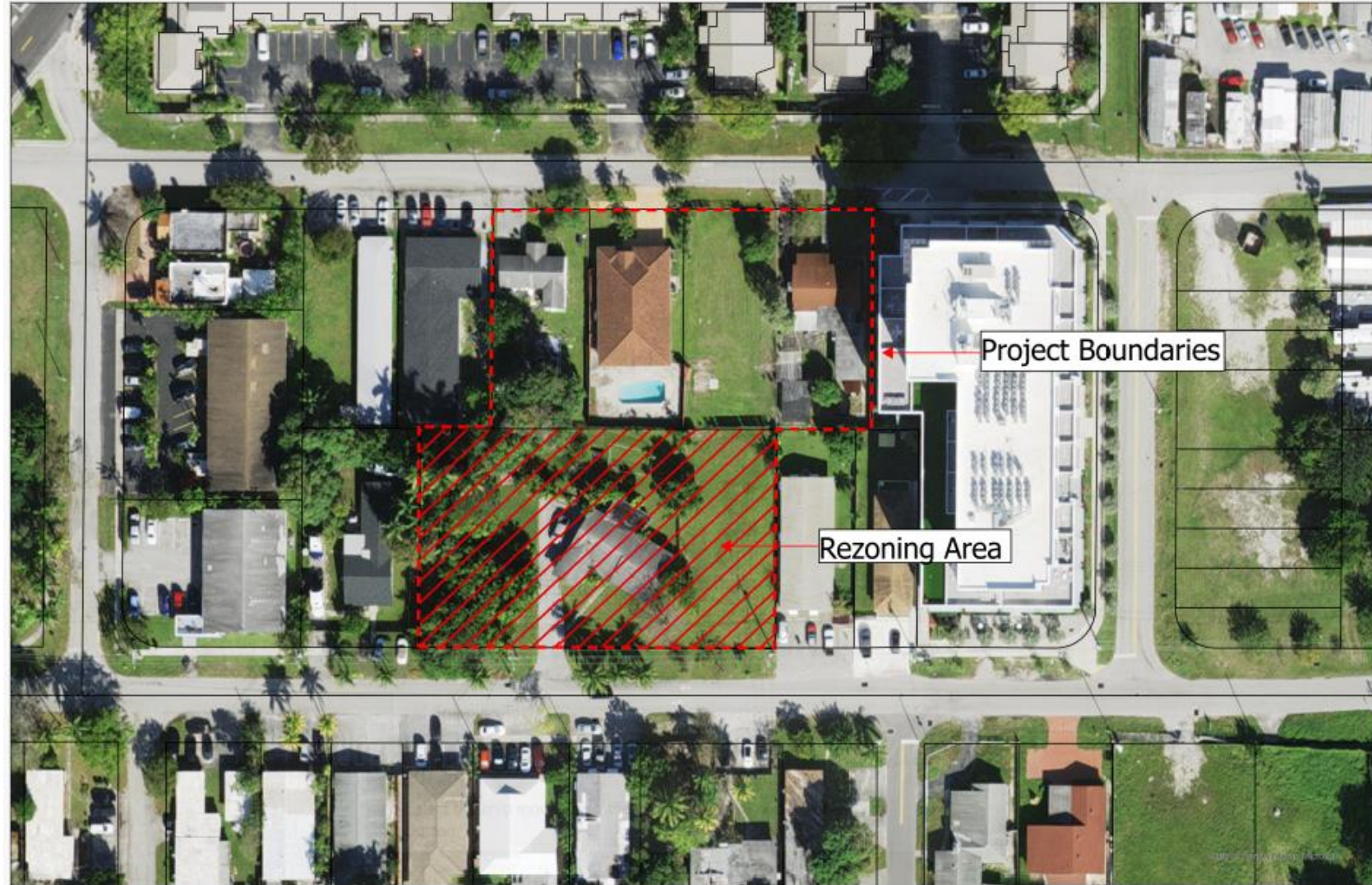
Application No. Z-24-06480

# Aerial View

Applicant:  
**Blue Park LLC**

Project:  
**Blue Park Rezoning**

Location:  
**221 SE 9<sup>th</sup> Street**



N↑



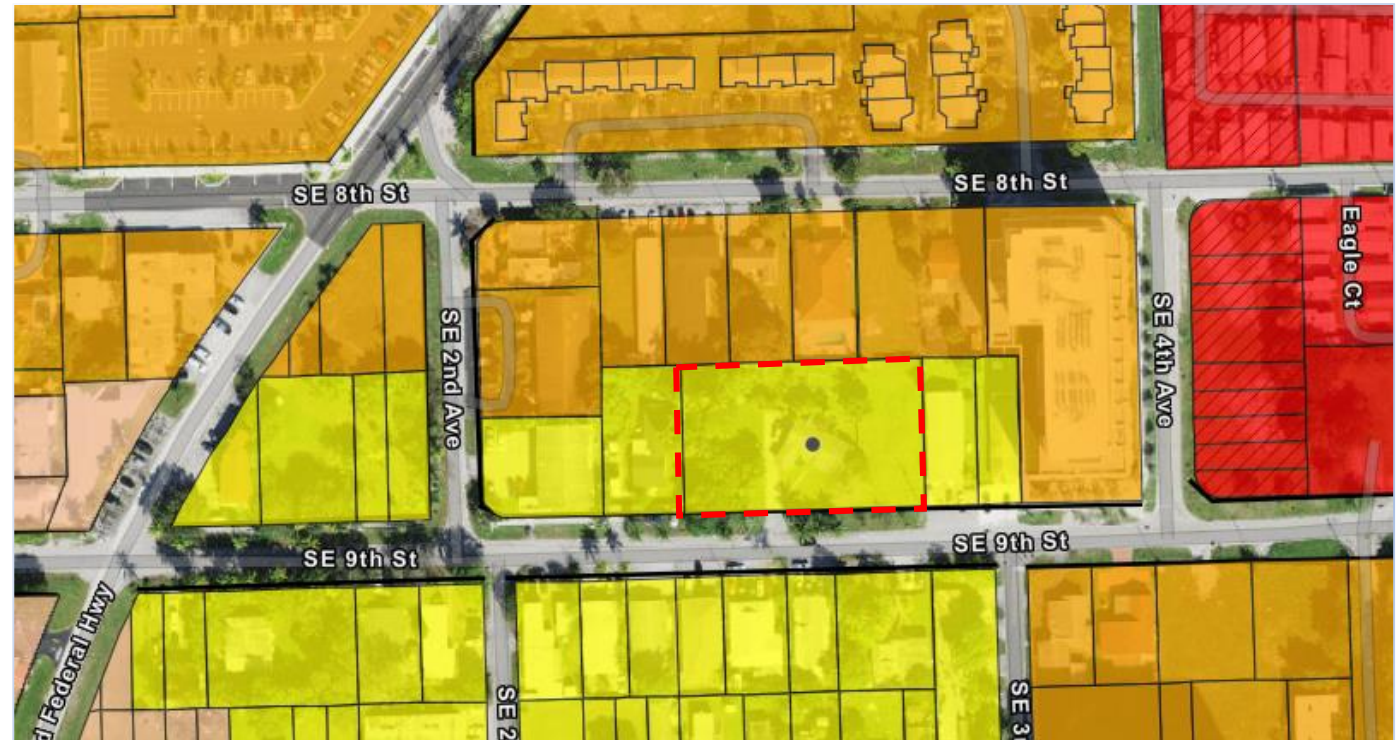
# Zoning Map

Applicant:  
**Blue Park LLC**

Project:  
**Blue Park Rezoning**

Location:  
**221 SE 9<sup>th</sup> Street**

**Zoning: Central RAC – RAC  
Neighborhood**




## Legend

 Subject Property

## Zoning

 Central RAC - RAC Neighborhood

 Recreation and Open Space District

 Central RAC - Transit Core



# Request

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BLUE PARK LLC is requesting Rezoning/Zoning Map Text Amendment pursuant to Section 32-205(e)(2) in order to change the zoning designation of the property located at 221 SE 9<sup>th</sup> Street from Central RAC/ Neighborhood Subdistrict to Central RAC/ Transit Core Subdistrict.

The property is vacant and 0.712 acre in size.

# Applicant's Proposal

Existing Zoning: Central RAC – RAC Neighborhood subdistrict  
Proposed Zoning: Central RAC – Transit Core subdistrict

Primary Differences between districts:

- Uses
- Site Dimensional thresholds

	RAC Neighborhood	Transit Core
Height	5 stories	8 stories –
Density	50 du/ac	50 du/ac



*The applicant proposes to build Blue Park, a residential development. The project spans from SE 8th Street to SE 9th Street. The total Project site, including the area to be rezoned is 1.47 acres.*

# Recommendations

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*Staff finds that the request is generally consistent with the criteria for Rezoning, as noted in the staff report.*

**Staff recommends the City Commission consider the proposed ordinance on First Reading.**



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