

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-444**

5 AN ORDINANCE REZONING APPROXIMATELY 8.59± ACRES  
6 LOCATED IN COUNCIL DISTRICT 12 AT 0 POW-MIA  
7 MEMORIAL PARKWAY, BETWEEN CHAFFEE ROAD SOUTH  
8 AND LIBERTY SQUARE PLACE (R.E. NO. 002048-  
9 0135), AS DESCRIBED HEREIN, OWNED BY LIBERTY  
10 SQUARE JAX, LLC, FROM PLANNED UNIT DEVELOPMENT  
11 (PUD) DISTRICT (2006-140-E) TO RESIDENTIAL LOW  
12 DENSITY-100B (RLD-100B) DISTRICT, AS DEFINED  
13 AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING  
14 A DISCLAIMER THAT THE REZONING GRANTED HEREIN  
15 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
16 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
17 DATE.  
18

19 **WHEREAS**, Liberty Square Jax, LLC, the owner of approximately  
20 8.59± acres located in Council District 12 at 0 POW-MIA Memorial  
21 Parkway, between Chaffee Road South and Liberty Square Place (R.E.  
22 No. 002048-0135), as more particularly described in **Exhibit 1**, dated  
23 April 27, 2022, and graphically depicted in **Exhibit 2**, both of which  
24 are attached hereto (the "Subject Property"), has applied for a  
25 rezoning and reclassification of the Subject Property from Planned  
26 Unit Development (PUD) District (2006-140-E) to Residential Low  
27 Density-100B (RLD-100B) District; and

28 **WHEREAS**, the Planning and Development Department has considered  
29 the application and has rendered an advisory recommendation; and

30 **WHEREAS**, the Planning Commission, acting as the local planning  
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

2       **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
3 notice, held a public hearing and made its recommendation to the  
4 Council; and

5       **WHEREAS**, taking into consideration the above recommendations and  
6 all other evidence entered into the record and testimony taken at the  
7 public hearings, the Council finds that such rezoning: (1) is  
8 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,  
9 objectives and policies of the *2030 Comprehensive Plan*; and (3) is  
10 not in conflict with any portion of the City's land use regulations;  
11 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 Planned Unit Development (PUD)  
15 District (2006-140-E) to Residential Low Density-100B (RLD-100B)  
16 District, as defined and classified under the Zoning Code, City of  
17 Jacksonville, Florida.

18       **Section 2. Owner and Description.** The Subject Property is  
19 owned by Liberty Square Jax, LLC, and is described in **Exhibit 1**,  
20 attached hereto. The applicant is Gregory Matovina, 12443 San Jose  
21 Boulevard, Suite 504, Jacksonville, Florida 32223; (904) 292-0778.

22       **Section 3. Disclaimer.** The rezoning granted herein shall  
23 **not** be construed as an exemption from any other applicable local,  
24 state, or federal laws, regulations, requirements, permits or  
25 approvals. All other applicable local, state or federal permits or  
26 approvals shall be obtained before commencement of the development  
27 or use and issuance of this rezoning is based upon acknowledgement,  
28 representation and confirmation made by the applicant(s), owners(s),  
29 developer(s) and/or any authorized agent(s) or designee(s) that the  
30 subject business, development and/or use will be operated in strict  
31 compliance with all laws. Issuance of this rezoning does **not** approve,

1 promote or condone any practice or act that is prohibited or  
2 restricted by any federal, state or local laws.

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

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8 Form Approved:

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10                     /s/ Mary E. Staffopoulos          

11 Office of General Counsel

12 Legislation Prepared By: Brittany Figueroa

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