

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2022-442**

5 AN ORDINANCE REZONING APPROXIMATELY 2.84± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 MURIEL
7 STREET AND 6629 MURIEL STREET, BETWEEN LANE
8 AVENUE NORTH AND MURIEL STREET (R.E. NOS.
9 005045-0020 AND 005052-0000), AS DESCRIBED
10 HEREIN, OWNED BY JERRY WAYNE SMITH, AS TRUSTEE
11 OF THE JERRY WAYNE SMITH LIVING TRUST UNDER
12 TRUST AGREEMENT DATED JUNE 6, 2019, FROM
13 INDUSTRIAL BUSINESS PARK (IBP) DISTRICT TO
14 INDUSTRIAL LIGHT (IL) DISTRICT, AS DEFINED AND
15 CLASSIFIED UNDER THE ZONING CODE; PROVIDING A
16 DISCLAIMER THAT THE REZONING GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
19 DATE.
20

21 **WHEREAS**, Jerry Wayne Smith, as Trustee of the Jerry Wayne Smith
22 Living Trust under Trust Agreement dated June 6, 2019, the owner of
23 approximately 2.84± acres located in Council District 10 at 0 Muriel
24 Street and 6629 Muriel Street, between Lane Avenue North and Muriel
25 Street (R.E. Nos. 005045-0020 and 005052-0000), as more particularly
26 described in **Exhibit 1**, dated April 6, 2022, and graphically depicted
27 in **Exhibit 2**, both of which are attached hereto (the "Subject
28 Property"), has applied for a rezoning and reclassification of the
29 Subject Property from Industrial Business Park (IBP) District to
30 Industrial Light (IL) District; and

31 **WHEREAS**, the Planning and Development Department has considered

1 the application and has rendered an advisory recommendation; and

2 **WHEREAS**, the Planning Commission, acting as the local planning
3 agency, has reviewed the application and made an advisory
4 recommendation to the Council; and

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

8 **WHEREAS**, taking into consideration the above recommendations and
9 all other evidence entered into the record and testimony taken at the
10 public hearings, the Council finds that such rezoning: (1) is
11 consistent with the *2030 Comprehensive Plan*; (2) furthers the goals,
12 objectives and policies of the *2030 Comprehensive Plan*; and (3) is
13 not in conflict with any portion of the City's land use regulations;
14 now, therefore

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

16 **Section 1. Property Rezoned.** The Subject Property is
17 hereby rezoned and reclassified from Industrial Business Park (IBP)
18 District to Industrial Light (IL) District, as defined and classified
19 under the Zoning Code, City of Jacksonville, Florida.

20 **Section 2. Owner and Description.** The Subject Property is
21 owned by Jerry Wayne Smith, as Trustee of the Jerry Wayne Smith Living
22 Trust under Trust Agreement dated June 6, 2019, and is described in
23 **Exhibit 1**, attached hereto. The applicant is Taylor Mejia, 208 North
24 Laura Street, Suite 710, Jacksonville, Florida 32202; (904) 349-5954.

25 **Section 3. Disclaimer.** The rezoning granted herein shall
26 **not** be construed as an exemption from any other applicable local,
27 state, or federal laws, regulations, requirements, permits or
28 approvals. All other applicable local, state or federal permits or
29 approvals shall be obtained before commencement of the development
30 or use and issuance of this rezoning is based upon acknowledgement,
31 representation and confirmation made by the applicant(s), owners(s),

