

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-663-E**

5 AN ORDINANCE REZONING APPROXIMATELY 0.23± OF AN
6 ACRE, LOCATED IN COUNCIL DISTRICT 7 AT 2821
7 LIBERTY STREET NORTH, BETWEEN 18TH STREET EAST
8 AND 19TH STREET EAST (R.E. NO. 044627-0000), AS
9 DESCRIBED HEREIN, OWNED BY JOHN EDWARD ZEDIAK,
10 FROM INDUSTRIAL BUSINESS PARK (IBP) DISTRICT
11 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
13 TO PERMIT COMMERCIAL USES, AS DESCRIBED IN THE
14 2821 N. LIBERTY STREET PUD; PROVIDING A
15 DISCLAIMER THAT THE REZONING GRANTED HEREIN
16 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
17 ANY OTHER APPLICABLE LAWS; PROVIDING AN
18 EFFECTIVE DATE.

19
20 **WHEREAS**, John Edward Zediak, the owner of approximately 0.23±
21 of an acre, located in Council District 7 at 2821 Liberty Street
22 North, between 18th Street East and 19th Street East (R.E. No.
23 044627-0000), as more particularly described in **Exhibit 1**, dated
24 August 17, 2020, and graphically depicted in **Exhibit 2**, both of
25 which are **attached hereto** (Subject Property), has applied for a
26 rezoning and reclassification of that property from Industrial
27 Business Park (IBP) District to Planned Unit Development (PUD)
28 District, as described in Section 1 below; and

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

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice

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

7 **WHEREAS**, the Council finds the proposed rezoning does not
8 adversely affect the orderly development of the City as embodied in
9 the Zoning Code; will not adversely affect the health and safety of
10 residents in the area; will not be detrimental to the natural
11 environment or to the use or development of the adjacent properties
12 in the general neighborhood; and will accomplish the objectives and
13 meet the standards of Section 656.340 (Planned Unit Development) of
14 the Zoning Code; 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 Planned Unit Development (PUD) District. This new PUD
19 district shall generally permit commercial uses, and is described,
20 shown and subject to the following documents, **attached hereto**:

21 **Exhibit 1** - Legal Description dated August 17, 2020.

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

23 **Exhibit 3** - Written Description dated August 5, 2020.

24 **Exhibit 4** - Site Plan dated October 7, 2020.

25 **Section 2. Owner and Description.** The Subject Property
26 is owned by John Edward Zediak, and is legally described in **Exhibit**
27 **1, attached hereto.** The applicant is the owner, John Edward
28 Zediak, 751 Benton Harbor Drive East, Jacksonville, Florida 32225;
29 (904) 626-9625.

30 **Section 3. Disclaimer.** The rezoning granted herein
31 shall **not** be construed as an exemption from any other applicable

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

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

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17 Form Approved:

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19 /s/ Shannon K. Eller

20 Office of General Counsel
21 Legislation Prepared By: Erin Abney

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