

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

4 **ORDINANCE 2020-663**

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 TO
11 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
12 DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
13 PERMIT COMMERCIAL USES, AS DESCRIBED IN THE 2821
14 N. LIBERTY STREET PUD; PROVIDING A DISCLAIMER
15 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
16 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
18

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

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

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

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

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

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

14 **Section 1. Property Rezoned.** The Subject Property is
15 hereby rezoned and reclassified from Industrial Business Park (IBP)
16 District to Planned Unit Development (PUD) District. This new PUD
17 district shall generally permit commercial uses, and is described,
18 shown and subject to the following documents, **attached hereto**:

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

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

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

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

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

28 **Section 3. Disclaimer.** The rezoning granted herein
29 shall **not** be construed as an exemption from any other applicable
30 local, state, or federal laws, regulations, requirements, permits or
31 approvals. All other applicable local, state or federal permits or

