

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-429-E**

5 AN ORDINANCE REZONING APPROXIMATELY 2.95±
6 ACRES LOCATED IN COUNCIL DISTRICT 8, AT 4343
7 SPRING GROVE AVENUE, BETWEEN WEST 33RD STREET
8 AND SPRING GROVE AVENUE (R.E. NO. 029876-
9 0000), AS DESCRIBED HEREIN, OWNED BY KOCE
10 GJORGJIEV, FROM PUBLIC BUILDINGS AND
11 FACILITIES-2 (PBF-2) DISTRICT TO INDUSTRIAL
12 LIGHT (IL) DISTRICT, AS DEFINED AND CLASSIFIED
13 UNDER THE ZONING CODE; PROVIDING A DISCLAIMER
14 THAT THE REZONING GRANTED HEREIN SHALL NOT BE
15 CONSTRUED AS AN EXEMPTION FROM ANY OTHER
16 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, Koce Gjorgjiev, the owner of approximately 2.95±
19 acres located in Council District 8, at 4343 Spring Grove Road,
20 between West 33rd Street and Spring Grove Avenue (R.E. No. 029876-
21 0000), as more particularly described in **Exhibit 1**, dated May 29,
22 2019, and graphically depicted in **Exhibit 2**, both of which are
23 **attached hereto** and incorporated herein by this reference (Subject
24 Property), has applied for a rezoning and reclassification of the
25 Subject Property from Public Buildings and Facilities-2 (PBF-2)
26 District to Industrial Light (IL) District; and

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

30 **WHEREAS**, the Planning Commission, acting as the local planning

1 agency, has reviewed the application and made an advisory
2 recommendation to the Council; and

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

5 **WHEREAS**, taking into consideration the above recommendations
6 and all other evidence entered into the record and testimony taken
7 at the public hearings, the Council finds that such rezoning: (1)
8 is consistent with the *2030 Comprehensive Plan*; (2) furthers the
9 goals, objectives and policies of the *2030 Comprehensive Plan*; and
10 (3) is not in conflict with any portion of the City's land use
11 regulations; 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 Public Buildings and
15 Facilities-2 (PBF-2) District to Industrial Light (IL) District, as
16 defined and classified under the Zoning Code, City of Jacksonville,
17 Florida.

18 **Section 2. Owners and Description.** The Subject Property
19 is owned by Koce Gjorgjiev, and is described in **Exhibit 1, attached**
20 **hereto**. The agent is Koce Gjorgjiev, 5315 Chestnut Lake Drive,
21 Jacksonville, Florida 32258; (307) 690-7808.

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),
29 owners(s), developer(s) and/or any authorized agent(s) or
30 designee(s) that the subject business, development and/or use will
31 be operated in strict compliance with all laws. Issuance of this

1 rezoning does not approve, promote or condone any practice or act
2 that is prohibited or restricted by any federal, state or local
3 laws.

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

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9 Form Approved:

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11 /s/ Shannon K. Eller

12 Office of General Counsel

13 Legislation Prepared By: Andrew Hetzel

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