

1 Introduced by the Land Use and Zoning Committee:  
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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.  
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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),

1 developer(s) and/or any authorized agent(s) or designee(s) that the  
2 subject business, development and/or use will be operated in strict  
3 compliance with all laws. Issuance of this rezoning does **not** approve,  
4 promote or condone any practice or act that is prohibited or  
5 restricted by any federal, state or local laws.

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

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11 Form Approved:

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13           /s/ Mary E. Staffopoulos          

14 Office of General Counsel

15 Legislation Prepared By: Erin Abney

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