

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

4 **ORDINANCE 2019-633-E**

5 AN ORDINANCE REZONING APPROXIMATELY 2.74±  
6 ACRES LOCATED IN COUNCIL DISTRICT 5, AT 0  
7 LENOIR AVENUE AND 4945 LENOIR AVENUE, BETWEEN  
8 BONNEVAL ROAD AND PHILIPS HIGHWAY (R.E. NOS.  
9 152801-0000 AND 152806-0000), AS DESCRIBED  
10 HEREIN, OWNED BY EMIR MEHMEDOVIC, FROM PLANNED  
11 UNIT DEVELOPMENT (PUD) (2012-83-E) AND  
12 INDUSTRIAL BUSINESS PARK (IBP) DISTRICTS TO  
13 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)  
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
15 ZONING CODE; PROVIDING A DISCLAIMER THAT THE  
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE  
18 LAWS; PROVIDING AN EFFECTIVE DATE.  
19

20 **WHEREAS**, Emir Mehmedovic, the owner of approximately 2.74±  
21 acres located in Council District 5, at 0 Lenoir Avenue and 4945  
22 Lenoir Avenue, between Bonneval Road and Philips Highway (R.E. Nos.  
23 152801-0000 and 152806-0000), as more particularly described in the  
24 **Legal Description**, dated August 29, 2019, and graphically depicted  
25 in the **Subject Property Map**, both of which are **On File** with  
26 Legislative Services (Subject Property), has applied for a rezoning  
27 and reclassification of the Subject Property from Planned Unit  
28 Development (PUD) (2012-83-E) and Industrial Business Park (IBP)  
29 Districts to Commercial Community/General-1 (CCG-1) District; and

30 **WHEREAS**, the Planning and Development Department has  
31 considered the application and has rendered an advisory

1 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 Committee, after due notice  
6 and public hearing has made its recommendation to the Council; and

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

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

15       **Section 1. Property Rezoned.** The Subject Property is  
16 hereby rezoned and reclassified from Planned Unit Development (PUD)  
17 (2012-83-E) and Industrial Business Park (IBP) Districts to  
18 Commercial Community/General-1 (CCG-1) District, as defined and  
19 classified under the Zoning Code, City of Jacksonville, Florida.

20       **Section 2. Owner and Description.** The Subject Property  
21 is owned by Emir Mehmedovic, and is described in the **Legal**  
22 **Description, On File.** The agent is Lara Hipps, 1650 Margaret  
23 Street, #323, Jacksonville, Florida 32204; (904) 781-2654.

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

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

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

10  
11 Form Approved:

12  
13           /s/ Shannon K. Eller          

14 Office of General Counsel

15 Legislation Prepared By: Connie Patterson

16 GC-#1303326-v1-Rez\_-\_4945\_Lenoir\_Av\_Z-2479