

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-619

AN ORDINANCE REZONING APPROXIMATELY 0.49± OF AN ACRE LOCATED IN COUNCIL DISTRICT 7 AT 0 CARDINAL BOULEVARD, 0 AND 1739 CASSAT AVENUE, BETWEEN IRVINGTON AVENUE AND ST. JOHNS AVENUE (R.E. NO(S). 068043-0000, 068105-0000 AND 068104-0000), AS DESCRIBED HEREIN, OWNED BY MAHMOUD BAKER, FROM COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO APPLICATION NUMBER Z-7129; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Mahmoud Baker, the owner of approximately 0.49± of an acre located in Council District 7 at 0 Cardinal Boulevard, 0 and 1739 Cassat Avenue, between Irvington Avenue and St. Johns Avenue (R.E. No(S). 068043-0000, 068105-0000 and 068104-0000), as more particularly described in **Exhibit 1**, dated January 8, 2022, and graphically depicted in **Exhibit 2**, both of which are attached hereto (the "Subject Property"), has applied for a rezoning and reclassification of the Subject Property from Commercial Community/General-1 (CCG-1) District to Commercial Community/General-2 (CCG-2) District, pursuant to application number Z-7129; and

WHEREAS, the Planning and Development Department has 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 (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
9 and all other evidence entered into the record and testimony taken
10 at the public hearings, the Council finds that such rezoning: (1) is
11 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
12 objectives and policies of the *2045 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 Commercial Community/General-1
18 (CCG-1) District to Commercial Community/General-2 (CCG-2) District,
19 as defined and classified under the Zoning Code, City of Jacksonville,
20 Florida, pursuant to application number Z-7129.

21 **Section 2. Owner and Description.** The Subject Property is
22 owned by Mahmoud Baker, and is legally described in **Exhibit 1**,
23 attached hereto. The applicant is Mahmoud Baker, 7950 Atlantic
24 Boulevard, Suite A, Jacksonville, Florida 32211; (904) 250-1165;
25 atlanticcarcompany@gmail.com.

26 **Section 3. Disclaimer.** The rezoning granted herein shall
27 **not** be construed as an exemption from any other applicable local,
28 state, or federal laws, regulations, requirements, permits or
29 approvals. All other applicable local, state or federal permits or
30 approvals shall be obtained before commencement of the development
31 or use and issuance of this rezoning is based upon acknowledgement,

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

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

11
12 Form Approved:

13
14 /s/ Terrence Harvey

15 Office of General Counsel

16 Legislation Prepared By: Regnissha Martin

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