

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-832**

5 AN ORDINANCE REZONING APPROXIMATELY 1.39± ACRES
6 LOCATED IN COUNCIL DISTRICT 1 AT 3625 TOWNSEND
7 BOULEVARD, AT THE SOUTHEAST CORNER OF THE
8 INTERSECTION OF TOWNSEND BOULEVARD AND FT.
9 CAROLINE ROAD (R.E. NO. 111493-1000), AS
10 DESCRIBED HEREIN, OWNED BY ABDO YAZIGI, FROM
11 RESIDENTIAL MEDIUM DENSITY-D (RMD-D) DISTRICT TO
12 COMMERCIAL NEIGHBORHOOD (CN) DISTRICT, AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
14 PROVIDING A DISCLAIMER THAT THE REZONING GRANTED
15 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
16 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
17 EFFECTIVE DATE.
18

19 **WHEREAS**, Abdo Yazigi, the owner of approximately 1.39± acres
20 located in Council District 1 at 3625 Townsend Boulevard, at the
21 southeast corner of the intersection of Townsend Boulevard and Ft.
22 Caroline Road (R.E. No. 111493-1000), as more particularly described
23 in **Exhibit 1**, dated August 26, 2024, and graphically depicted in
24 **Exhibit 2**, both of which are attached hereto (the "Subject Property"),
25 has applied for a rezoning and reclassification of the Subject
26 Property from Residential Medium Density-D (RMD-D) District to
27 Commercial Neighborhood (CN) District; and

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

31 **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 (LUZ) Committee, after due
4 notice, held a public hearing and made its recommendation to the
5 Council; and

6 **WHEREAS,** taking into consideration the above recommendations
7 and all other evidence entered into the record and testimony taken
8 at the public hearings, the Council finds that such rezoning: (1) is
9 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
10 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
11 not in conflict with any portion of the City's land use regulations;
12 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 Residential Medium Density-D
16 (RMD-D) District to Commercial Neighborhood (CN) District, as defined
17 and classified under the Zoning Code, City of Jacksonville, Florida.

18 **Section 2. Owner and Description.** The Subject Property is
19 owned by Abdo Yazigi, and is legally described in **Exhibit 1**, attached
20 hereto. The applicant is Abdo Yazigi, 3625 Townsend Boulevard,
21 Jacksonville, Florida, 32277; (904) 704-6336.

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), owners(s),
29 developer(s) and/or any authorized agent(s) or designee(s) that the
30 subject business, development and/or use will be operated in strict
31 compliance with all laws. Issuance of this rezoning does **not** approve,

1 promote or condone any practice or act that is prohibited or
2 restricted by any federal, state or local laws.

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

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8 Form Approved:

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10 /s/ Dylan Reingold

11 Office of General Counsel

12 Legislation Prepared by: Madeline Read

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