

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-547**

5 AN ORDINANCE REZONING APPROXIMATELY 0.20± OF
6 AN ACRE LOCATED IN COUNCIL DISTRICT 9, AT 825
7 CASSAT AVENUE, BETWEEN COLLEGE STREET AND
8 SAPPHO AVENUE (R.E. NO. 078713-0000), AS
9 DESCRIBED HEREIN, OWNED BY ELEGANT CARS, LLC,
10 FROM COMMERCIAL OFFICE (CO) DISTRICT TO
11 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2)
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
13 ZONING CODE; PROVIDING A DISCLAIMER THAT THE
14 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
15 AS AN EXEMPTION FROM ANY OTHER APPLICABLE
16 LAWS; PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, Elegant Cars, LLC, the owner of approximately 0.20±
19 of an acre located in Council District 9, at 825 Cassat Avenue,
20 between College Street and Sappho Avenue (R.E. No. 078713-0000), as
21 more particularly described in **Exhibit 1**, dated June 13, 2019, and
22 graphically depicted in **Exhibit 2**, both of which are **attached**
23 **hereto** and incorporated herein by this reference (Subject
24 Property), has applied for a rezoning and reclassification of the
25 Subject Property from Commercial Office (CO) District to Commercial
26 Community/General-2 (CCG-2) 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
31 agency, has reviewed the application and made an advisory

1 recommendation to the Council; and

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

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

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

12 **Section 1. Property Rezoned.** The Subject Property is
13 hereby rezoned and reclassified from Commercial Office (CO)
14 District to Commercial Community/General-2 (CCG-2) District, as
15 defined and classified under the Zoning Code, City of Jacksonville,
16 Florida.

17 **Section 2. Owner and Description.** The Subject Property
18 is owned by Elegant Cars, LLC, and is described in **Exhibit 1,**
19 **attached hereto.** The agent is Basel Khader, 825 Cassat Avenue,
20 Jacksonville, Florida 32205; (904) 418-4080.

21 **Section 3. Disclaimer.** The rezoning granted herein shall
22 **not** be construed as an exemption from any other applicable local,
23 state, or federal laws, regulations, requirements, permits or
24 approvals. All other applicable local, state or federal permits or
25 approvals shall be obtained before commencement of the development
26 or use and issuance of this rezoning is based upon acknowledgement,
27 representation and confirmation made by the applicant(s),
28 owners(s), developer(s) and/or any authorized agent(s) or
29 designee(s) that the subject business, development and/or use will
30 be operated in strict compliance with all laws. Issuance of this
31 rezoning does **not** approve, promote or condone any practice or act

1 that is prohibited or restricted by any federal, state or local
2 laws.

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

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8 Form Approved:

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10 /s/ Shannon K. Eller

11 Office of General Counsel

12 Legislation Prepared By: Erin Abney

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