

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-274**

5 AN ORDINANCE REZONING APPROXIMATELY 0.96± OF AN
6 ACRE LOCATED IN COUNCIL DISTRICT 9 AT 4578
7 BLANDING BOULEVARD, BETWEEN COLLINS ROAD AND SAN
8 JUAN AVENUE (A PORTION OF R.E. NO(S). 095756-
9 0005), AS DESCRIBED HEREIN, OWNED BY TRIAD
10 VENTURE CAPITALISTS, LLC, FROM COMMERCIAL
11 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO
12 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2) DISTRICT,
13 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE,
14 PURSUANT TO APPLICATION NUMBER Z-7019; PROVIDING
15 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
16 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
17 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
18 DATE.

19
20 **WHEREAS**, Triad Venture Capitalists, LLC, the owner of
21 approximately 0.96± of an acre located in Council District 9 at 4578
22 Blanding Boulevard, between Collins Road and San Juan Avenue (a
23 portion of R.E. No(s). 095756-0005), as more particularly described
24 in **Exhibit 1**, dated March 17, 2026, and graphically depicted in
25 **Exhibit 2**, both of which are attached hereto (the "Subject Property"),
26 has applied for a rezoning and reclassification of the Subject
27 Property from Commercial Community/General-1 (CCG-1) District to
28 Commercial Community/General-2 (CCG-2) District, pursuant to
29 application number Z-7019; 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 (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.

21 **Section 2. Owner and Description.** The Subject Property is
22 owned by Triad Venture Capitalists, LLC, and is legally described in
23 **Exhibit 1**, attached hereto. The applicant is Michael Akopyan, 4175
24 Apalachee Parkway, Tallahassee, Florida 32311; (850) 445-0208;
25 autodealjax@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.

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12 Form Approved:

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15 Office of General Counsel

16 Legislation Prepared By: Kaysie Cox

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