

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-514**

5 AN ORDINANCE REZONING APPROXIMATELY 0.16± OF
6 AN ACRE LOCATED IN COUNCIL DISTRICT 14, AT
7 1502 DANCY STREET, BETWEEN PARK STREET AND
8 ELOISE STREET (R.E. NO. 091732-0000), AS
9 DESCRIBED HEREIN, OWNED BY WILSON-NOVEMBER
10 PROPERTIES, LLC, FROM COMMERCIAL OFFICE (CO)
11 DISTRICT TO COMMERCIAL NEIGHBORHOOD (CN)
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,** Wilson-November Properties, LLC, the owner of
19 approximately 0.16± of an acre located in Council District 14, at
20 1502 Dancy Street, between Park Street and Eloise Street (R.E. No.
21 091732-0000), as more particularly described in **Exhibit 1**, dated
22 July 9, 2019, and graphically depicted in **Exhibit 2**, both of which
23 are **attached hereto** and incorporated herein by this reference
24 (Subject Property), has applied for a rezoning and reclassification
25 of the Subject Property from Commercial Office (CO) District to
26 Commercial Neighborhood (CN) 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 Neighborhood (CN) District, as defined and
15 classified under the Zoning Code, City of Jacksonville, Florida.

16 **Section 2. Owners and Description.** The Subject Property
17 is owned by Wilson-November Properties, LLC, and is described in
18 **Exhibit 1, attached hereto.** The agent is Michael C. Blake, 904
19 Margaret Street, Jacksonville, Florida 32204; (904) 355-9020.

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

1 laws.

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

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7 Form Approved:

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9 /s/ Shannon K. Eller

10 Office of General Counsel

11 Legislation Prepared By: Connie Patterson

12 GC-#1293483-v1-Rez_-_1502_Dancy_St_Z-2396