

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-791**

5 AN ORDINANCE REZONING APPROXIMATELY 1.23± ACRES  
6 LOCATED IN COUNCIL DISTRICT 14 AT 7701 BLANDING  
7 BOULEVARD, BETWEEN COLLINS ROAD AND LONGCHAMP  
8 DRIVE (R.E. NO. 099020-0005), AS DESCRIBED  
9 HEREIN, OWNED BY NISVET GAZIBARA AND AMILA  
10 GAZIBARA, FROM COMMERCIAL OFFICE (CO) DISTRICT  
11 TO 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 LAWS;  
16 PROVIDING AN EFFECTIVE DATE.  
17

18 **WHEREAS**, Nisvet Gazibara and Amila Gazibara, the owners of  
19 approximately 1.23± acres located in Council District 14 at 7701  
20 Blanding Boulevard, between Collins Road and Longchamp Drive (R.E.  
21 No. 099020-0005), as more particularly described in **Exhibit 1**, dated  
22 August 2, 2024, and graphically depicted in **Exhibit 2**, both of which  
23 are attached hereto (the "Subject Property"), have applied for a  
24 rezoning and reclassification of the Subject Property from Commercial  
25 Office (CO) District to Commercial Community/General-2 (CCG-2)  
26 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 (LUZ) Committee, after due  
3 notice, held a public hearing and made its recommendation to the  
4 Council; and

5       **WHEREAS,** taking into consideration the above recommendations  
6 and all other evidence entered into the record and testimony taken  
7 at the public hearings, the Council finds that such rezoning: (1) is  
8 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,  
9 objectives and policies of the *2045 Comprehensive Plan*; and (3) is  
10 not in conflict with any portion of the City's land use regulations;  
11 now therefore

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

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

17       **Section 2. Owner and Description.** The Subject Property is  
18 owned by Nisvet Gazibara and Amila Gazibara. The applicant is Nisvet  
19 Gazibara, 10244 Beach Boulevard, Jacksonville, Florida 32246; (904)  
20 472-1133.

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

1 restricted by any federal, state or local laws.

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

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7 Form Approved:

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9                     /s/ Dylan Reingold          

10 Office of General Counsel

11 Legislation Prepared By: Jackie Williams

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