

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-296-E**

5 AN ORDINANCE DENYING REZONING APPROXIMATELY
6 0.09± ACRES LOCATED IN COUNCIL DISTRICT 10 AT 0
7 SOUDEL DRIVE, BETWEEN NEW KINGS ROAD AND DOSTIE
8 DRIVE SOUTH (R.E. NO. 041735-0100 (PORTION)), AS
9 DESCRIBED HEREIN, OWNED BY ABDUL RAZIQ JALILI,
10 FROM COMMERCIAL OFFICE (CO) DISTRICT TO
11 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2) DISTRICT,
12 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
13 PROVIDING FOR NOTICE; PROVIDING AN EFFECTIVE
14 DATE.
15

16 **WHEREAS**, Abdul Raziq Jalili, the owner of approximately 0.09±
17 acres located in Council District 10 at 0 Soutel Drive, between New
18 Kings Road and Dostie Drive South (R.E. No. 041735-0100 (portion),
19 as more particularly described in **Exhibit 1**, dated December 8, 2022,
20 and graphically depicted in **Exhibit 2**, both of which are attached
21 hereto (the "Subject Property"), has applied for a rezoning and
22 reclassification of the Subject Property from Commercial Office (CO)
23 District to Commercial Community/General-2 (CCG-2) District; and

24 **WHEREAS**, the Planning and Development Department has considered
25 the application and has rendered an advisory recommendation; and

26 **WHEREAS**, the Planning Commission, acting as the local planning
27 agency, has reviewed the application and made an advisory
28 recommendation to the Council; and

29 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
30 notice, held a public hearing and made its recommendation to the
31 Council; and

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

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

9 **Section 1. Rezoning Denied.** Based on the competent
10 substantial evidence in the record, including the Staff Report of the
11 Planning and Development Department and the findings of the Land Use
12 and Zoning Committee, the Council hereby finds:

13 (1) This Ordinance shall serve as written notice to the
14 property owner, Abdul Raziq Jalili.

15 (2) The Council adopts the findings and conclusions in the
16 Staff Report of the Planning and Development Department dated July
17 20, 2023 and located in the file in the City Council Legislative
18 Services Division and the Planning and Development Department.

19 (3) The application for rezoning and reclassification of the
20 Subject Property from Commercial Office (CO) District to Commercial
21 Community/General-2 (CCG-2) District does not meet the criteria for
22 rezoning in Section 656.125, *Ordinance Code*, and maintaining the
23 current zoning district accomplishes a legitimate public purpose, as
24 defined in Section 656.125, *Ordinance Code*.

25 Therefore, the application to rezone and reclassify the Subject
26 Property from Commercial Office (CO) District to Commercial
27 Community/General-2 (CCG-2) District is hereby **denied**.

28 **Section 2. Owner and Description.** The Subject Property is
29 owned by Abdul Raziq Jalili and is legally described in **Exhibit 1**,
30 attached hereto. The applicant is Noodah Jalili, 4860 Ormewood
31 Avenue, Jacksonville, Florida 32207; (904) 582-3143.

1 **Section 3. Notice.** Legislative Services is hereby directed
2 to mail a certified copy of this Ordinance, as enacted, to the owner
3 of the Subject Property, applicant, and any other person who testified
4 before the City Council and/or the Land Use and Zoning Committee
5 relative to this matter.

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

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11 Form Approved:

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13 /s/ Mary E. Staffopoulos

14 Office of General Counsel

15 Legislation Prepared by: Kaysie Cox

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