

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

5 AN ORDINANCE REZONING APPROXIMATELY 0.09± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 0 SOUDEL DRIVE,
7 BETWEEN NEW KINGS ROAD AND DOSTIE DRIVE SOUTH
8 (R.E. NO. 041735-0100 (PORTION)), AS DESCRIBED
9 HEREIN, OWNED BY ABDUL RAZIQ JALILI, FROM
10 COMMERCIAL OFFICE (CO) DISTRICT TO COMMERCIAL
11 COMMUNITY/GENERAL-2 (CCG-2) DISTRICT, AS DEFINED
12 AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING
13 A DISCLAIMER THAT THE REZONING GRANTED HEREIN
14 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
15 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
16 DATE.

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

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

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

31 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due

1 notice, held a public hearing and made its recommendation to the
2 Council; and

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

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

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

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

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

31 **Section 4. Effective Date.** The enactment of this Ordinance

1 shall be deemed to constitute a quasi-judicial action of the City
2 Council and shall become effective upon signature by the Council
3 President and Council Secretary.

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5 Form Approved:

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7 /s/ Mary E. Staffopoulos

8 Office of General Counsel

9 Legislation Prepared by: Kaysie Cox

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