

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-547-E**

5 AN ORDINANCE DENYING REZONING APPROXIMATELY
6 0.20± OF AN ACRE LOCATED IN COUNCIL DISTRICT
7 9, AT 825 CASSAT AVENUE, BETWEEN COLLEGE
8 STREET AND SAPPHO AVENUE (R.E. NO. 078713-
9 0000), AS DESCRIBED HEREIN, OWNED BY ELEGANT
10 CARS, LLC, FROM COMMERCIAL OFFICE (CO)
11 DISTRICT TO COMMERCIAL COMMUNITY/GENERAL-2
12 (CCG-2) DISTRICT, AS DEFINED AND CLASSIFIED
13 UNDER THE ZONING CODE; PROVIDING AN EFFECTIVE
14 DATE.
15

16 **WHEREAS**, Elegant Cars, LLC, the owner of approximately 0.20±
17 of an acre located in Council District 9, at 825 Cassat Avenue,
18 between College Street and Sappho Avenue (R.E. No. 078713-0000), as
19 more particularly described in **Exhibit 1**, dated June 13, 2019, and
20 graphically depicted in **Exhibit 2**, both of which are **attached**
21 **hereto** and incorporated herein by this reference (Subject
22 Property), has applied for a rezoning and reclassification of the
23 Subject Property from Commercial Office (CO) District to Commercial
24 Community/General-2 (CCG-2) District; and

25 **WHEREAS**, the Planning and Development Department has
26 considered the application and has rendered an advisory
27 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 Committee, after due notice

1 and public hearing has made its recommendation to the Council; and

2 **WHEREAS**, taking into consideration the above recommendations
3 and all other evidence entered into the record and testimony taken
4 at the public hearings, the Council finds that such rezoning: (1)
5 is not consistent with the *2030 Comprehensive Plan*; (2) does not
6 further the goals, objectives and policies of the *2030*
7 *Comprehensive Plan*; and (3) is in conflict with the City's land use
8 regulations; now, therefore

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

10 **Section 1. Rezoning Denied.** Based on the competent
11 substantial evidence in the record, including the Staff Report of
12 the Planning and Development Department, and the findings of the
13 Planning Commission and the Land Use and Zoning Committee, the
14 Council hereby finds that the application for rezoning and
15 reclassification of the Subject Property from Commercial Office
16 (CO) District to Commercial Community/General-2 District does not
17 meet the criteria for rezoning in Section 656.125, *Ordinance Code*,
18 and that maintaining the current zoning district accomplishes a
19 legitimate public purpose, as defined in Section 656.125, *Ordinance*
20 *Code*. Therefore, the application to rezone and reclassify the
21 Subject Property from Commercial Office (CO) District to Commercial
22 Community/General-2 District is hereby **denied**.

23 **Section 2. Owner and Description.** The Subject Property
24 is owned by Elegant Cars, LLC, and is described in **Exhibit 1,**
25 **attached hereto.** The agent is Basel Khader, 825 Cassat Avenue,
26 Jacksonville, Florida 32205; (904) 418-4080.

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

1 Form Approved:

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3 /s/ Shannon K. Eller

4 Office of General Counsel

5 Legislation Prepared By: Erin Abney

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