

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-134-E**

5 AN ORDINANCE DENYING REZONING APPROXIMATELY
6 0.59± OF AN ACRE LOCATED IN COUNCIL DISTRICT 8
7 AT 2185 EDGEWOOD AVENUE WEST, BETWEEN MONCRIEF
8 ROAD AND AVENUE B (R.E. NO. 026466-0000), AS
9 DESCRIBED HEREIN, OWNED BY SASHA SPAHIC (AKA
10 SASHA SPAIC), DBA AKA AUTO SALES, FROM
11 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
12 DISTRICT TO COMMERCIAL COMMUNITY/GENERAL-2
13 (CCG-2) DISTRICT, AS DEFINED AND CLASSIFIED
14 UNDER THE ZONING CODE; PROVIDING AN EFFECTIVE
15 DATE.

16
17 **WHEREAS**, Sasha Spahic (AKA Sasha Spaic), dba AKA Auto Sales,
18 the owner of approximately 0.59± of an acre located in Council
19 District 8 at 2185 Edgewood Avenue West, between Moncrief Road and
20 Avenue B (R.E. No. 026466-0000), as more particularly described in
21 **Exhibit 1**, dated January 31, 2020, and graphically depicted in
22 **Exhibit 2**, both of which are **attached hereto** (Subject Property),
23 has applied for a rezoning and reclassification of the Subject
24 Property from Commercial Community/General-1 (CCG-1) District to
25 Commercial Community/General-2 (CCG-2) District; and

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

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

1 **WHEREAS**, the Land Use and Zoning Committee, after due notice
2 and public hearing has made its recommendation to the Council; and

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

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

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

15 (1) This Ordinance shall serve as written notice to the
16 property owner, Sasha Spahic (aka Sasha Spaic), dba AKA Auto Sales,
17 Inc.

18 (2) The Council adopts the findings and conclusions in the
19 Staff Report of the Planning and Development Department dated March
20 19, 2020, and located in the file in the City Council Legislative
21 Services Division and the Planning and Development Department.

22 (3) The application for rezoning and reclassification of the
23 Subject Property from Commercial Community/General-1 (CCG-1)
24 District to Commercial Community/General-2 (CCG-2) District does
25 not meet the criteria for rezoning in Section 656.125, *Ordinance*
26 *Code*, and maintaining the current zoning district accomplishes a
27 legitimate public purpose, as defined in Section 656.125, *Ordinance*
28 *Code*.

29 Therefore, the application to rezone and reclassify the
30 Subject Property from Commercial Community/General-1 (CCG-1)
31 District to Commercial Community/General-2 (CCG-2) District is

