

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-863-E**

5 AN ORDINANCE DENYING A REQUEST FOR REZONING  
6 APPROXIMATELY 0.5± ACRES LOCATED IN COUNCIL  
7 DISTRICT 9 AT 5800 SAN JUAN AVENUE, BETWEEN HYDE  
8 PARK ROAD AND NIBLICK DRIVE (R.E. NO. 068540-  
9 0000), AS DESCRIBED HEREIN, OWNED BY SHAKILLA  
10 AHMAD AND NOOR AHMAD, FROM COMMERCIAL  
11 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO  
12 COMMERCIAL COMMUNITY/GENERAL-2 (CCG-2) DISTRICT,  
13 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
14 PROVIDING AN EFFECTIVE DATE.  
15

16 **WHEREAS**, Shakilla Ahmad and Noor Ahmad, the owners of  
17 approximately 0.5± acres located in Council District 9 at 5800 San  
18 Juan Avenue, between Hyde Park Road and Niblick Drive (R.E. No.  
19 068540-0000), as more particularly described in **Exhibit 1**, dated  
20 September 3, 2024, and graphically depicted in **Exhibit 2**, both of  
21 which are attached hereto (the "Subject Property"), have applied for  
22 a rezoning and reclassification of the Subject Property from  
23 Commercial Community/General-1 (CCG-1) 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 (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  
4 and all other evidence entered into the record and testimony taken  
5 at the public hearings, the Council finds that such rezoning: (1) is  
6 not consistent with the *2045 Comprehensive Plan*; (2) does not further  
7 the goals, objectives and policies of the *2045 Comprehensive Plan*;  
8 and (3) is in conflict with portions of the City's land use  
9 regulations; now therefore

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

11 **Section 1. Property Rezoning Denied.** The City Council  
12 denies the rezoning of the Subject Property from Commercial  
13 Community/General-1 (CCG-1) District to Commercial Community/General-  
14 2 (CCG-2) District.

15 **Section 2. Owner and Description.** The Subject Property is  
16 owned by Shakilla Ahmad and Noor Ahmad, and is legally described in  
17 **Exhibit 1**, attached hereto. The applicant is Noor Ahmad, 4553 Shiloh  
18 Mill Boulevard, Jacksonville, Florida 32246; (904) 554-7957.

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/ Dylan Reingold          

8 Office of General Counsel

9 Legislation Prepared By: Madeline Read

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