

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-307-E**

5 AN ORDINANCE DENYING A PROPOSED LARGE SCALE  
6 REVISION TO THE FUTURE LAND USE MAP SERIES OF THE  
7 2030 COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND  
8 USE DESIGNATION FROM LOW DENSITY RESIDENTIAL  
9 (LDR) TO COMMUNITY/GENERAL COMMERCIAL (CGC) ON  
10 APPROXIMATELY 0.30± OF AN ACRE LOCATED IN COUNCIL  
11 DISTRICT 4 AT 8835 RICARDO LANE, BETWEEN RICARDO  
12 LANE AND MACARTHUR COURT SOUTH, OWNED BY DONALD  
13 JAMES HAAS, II, AS MORE PARTICULARLY DESCRIBED  
14 HEREIN, PURSUANT TO APPLICATION NUMBER L-5364-  
15 19A, FOR TRANSMITTAL TO THE STATE OF FLORIDA'S  
16 VARIOUS AGENCIES FOR REVIEW; PROVIDING AN  
17 EFFECTIVE DATE.  
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19 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
20 *Ordinance Code*, Application Number L-5364-19A requesting a revision to  
21 the Future Land Use Map series of the *2030 Comprehensive Plan* to change  
22 the future land use designation from Low Density Residential (LDR) to  
23 Community/General Commercial (CGC) has been filed by Donald James Haas,  
24 II, the owner of certain real property located in Council District 4,  
25 as more particularly described in Section 2; and

26 **WHEREAS**, the Planning and Development Department reviewed the  
27 proposed revision and application, held a public information workshop  
28 on this proposed amendment to the *2030 Comprehensive Plan*, with due  
29 public notice having been provided, and having reviewed and considered  
30 all comments received during the public workshop, has prepared a

1 written report and rendered an advisory recommendation to the Council  
2 with respect to this proposed amendment; and

3 **WHEREAS**, the Planning Commission, acting as the Local Planning  
4 Agency (LPA), held a public hearing on this proposed amendment, with  
5 due public notice having been provided, reviewed and considered all  
6 comments received during the public hearing and made its recommendation  
7 to the City Council; and

8 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public  
9 hearing on this proposed amendment pursuant to Chapter 650, Part 4,  
10 *Ordinance Code*, and having considered all written and oral comments  
11 received during the public hearing, has made its recommendation to the  
12 Council; and

13 **WHEREAS**, the City Council held a public hearing on this proposed  
14 amendment with public notice having been provided, pursuant to Section  
15 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance Code*,  
16 and having considered all written and oral comments received during the  
17 public hearing, the recommendations of the Planning and Development  
18 Department, the LPA, and the LUZ Committee, does not desire to transmit  
19 this proposed amendment through the State's Expedited State Review  
20 Process for amendment review to the Florida Department of Economic  
21 Opportunity, as the State Land Planning Agency, the Northeast Florida  
22 Regional Council, the Florida Department of Transportation, the St.  
23 Johns River Water Management District, the Florida Department of  
24 Environmental Protection, the Florida Fish and Wildlife Conservation  
25 Commission, the Department of State's Bureau of Historic Preservation,  
26 the Florida Department of Education, and the Department of Agriculture  
27 and Consumer Services; now, therefore

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

29 **Section 1. Purpose and Intent.** The Council hereby denies for  
30 transmittal to the various State agencies for review a proposed large  
31 scale revision to the Future Land Use Map series of the 2030

1 *Comprehensive Plan* by changing the future land use designation from Low  
2 Density Residential (LDR) to Community/General Commercial (CGC),  
3 pursuant to Application Number L-5364-19A. Based on the record of  
4 proceedings, the Council hereby finds:

5 (1) This Ordinance shall serve as written notice to the property  
6 owner, Donald James Hass, II.

7 (2) The Council adopts the findings and conclusions in the staff  
8 report of the Planning and Development Department dated February 14,  
9 2020, and located in the file in the City Council Legislative Services  
10 Division and the Planning and Development Department.

11 (3) The proposed land use category of Community/General  
12 Commercial (CGC) is not consistent with the *2030 Comprehensive Plan*,  
13 pursuant to the criteria in Section 650.404, *Ordinance Code*, and  
14 Section 163.3184, *Florida Statutes*.

15 **Section 2. Subject Property Location and Description.** The  
16 approximately 0.30± of an acre is located in Council District 4 at 8835  
17 Ricardo Lane, between Ricardo Lane and MacArthur Court South (R.E. No.  
18 140779-0000), as more particularly described in **Exhibit 1**, dated  
19 February 25, 2019, and graphically depicted in **Exhibit 2**, both of which  
20 are **attached hereto** and incorporated herein by this reference (Subject  
21 Property).

22 **Section 3. Owner and Applicant Description.** The Subject  
23 Property is owned by Donald James Haas, II. The applicant is Donald  
24 James Haas, II, 8835 Ricardo Lane, Jacksonville, Florida 32216; (904)  
25 755-5502.

26 **Section 4. Notice.** Legislative Services is hereby directed to  
27 mail a certified copy of this Ordinance, as enacted, to the  
28 applicant/owner, and any other person who testified before the City  
29 Council or the Land Use and Zoning Committee.

30 **Section 5. Effective Date.** This Ordinance shall become  
31 effective upon signature by the Mayor or upon becoming effective

1 without the Mayor's signature.

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3 Form Approved:

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5           /s/ Shannon K. Eller          

6 Office of General Counsel

7 Legislation Prepared by: Kristen Reed

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