

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-363**

5 AN ORDINANCE TRANSMITTING 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 NEIGHBORHOOD COMMERCIAL (NC)  
9 TO MEDIUM DENSITY RESIDENTIAL (MDR) ON  
10 APPROXIMATELY 11.90± ACRES LOCATED IN COUNCIL  
11 DISTRICT 7 AT 0 DUNN AVENUE, BETWEEN ARMSDALE  
12 ROAD AND BLOSSOM RIDGE DRIVE, OWNED BY MOHAMMED  
13 N. MONA, AS MORE PARTICULARLY DESCRIBED HEREIN,  
14 PURSUANT TO APPLICATION NUMBER L-5381-19A, FOR  
15 TRANSMITTAL TO THE STATE OF FLORIDA'S VARIOUS  
16 AGENCIES FOR REVIEW; PROVIDING A DISCLAIMER THAT  
17 THE TRANSMITTAL GRANTED HEREIN SHALL NOT BE  
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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21 **WHEREAS**, pursuant to the provisions of Section 650.402(b),  
22 *Ordinance Code*, Application Number L-5381-19A requesting a revision to  
23 the Future Land Use Map series of the *2030 Comprehensive Plan* to change  
24 the future land use designation from Neighborhood Commercial (NC) to  
25 Medium Density Residential (MDR) has been filed by Zach Miller, Esq.,  
26 on behalf of Mohammed N. Mona, the owner of certain real property  
27 located in Council District 7, as more particularly described in  
28 Section 2; and

29 **WHEREAS**, the Planning and Development Department reviewed the  
30 proposed revision and application, held a public information workshop  
31 on this proposed amendment to the *2030 Comprehensive Plan*, with due

1 public notice having been provided, and having reviewed and considered  
2 all comments received during the public workshop, has prepared a  
3 written report and rendered an advisory recommendation to the Council  
4 with respect to this proposed amendment; and

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

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

15 **WHEREAS**, the City Council held a public hearing on this proposed  
16 amendment with public notice having been provided, pursuant to Section  
17 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance Code*,  
18 and having considered all written and oral comments received during the  
19 public hearing, the recommendations of the Planning and Development  
20 Department, the LPA, and the LUZ Committee, desires to transmit this  
21 proposed amendment through the State's Expedited State Review Process  
22 for amendment review to the Florida Department of Economic Opportunity,  
23 as the State Land Planning Agency, the Northeast Florida Regional  
24 Council, the Florida Department of Transportation, the St. Johns River  
25 Water Management District, the Florida Department of Environmental  
26 Protection, the Florida Fish and Wildlife Conservation Commission, the  
27 Department of State's Bureau of Historic Preservation, the Florida  
28 Department of Education, and the Department of Agriculture and Consumer  
29 Services; now, therefore

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

31 **Section 1. Purpose and Intent.** The Council hereby approves

1 for transmittal to the various State agencies for review a proposed  
2 large scale revision to the Future Land Use Map series of the 2030  
3 *Comprehensive Plan* by changing the future land use designation from  
4 Neighborhood Commercial (NC) to Medium Density Residential (MDR),  
5 pursuant to Application Number L-5381-19A.

6       **Section 2. Subject Property Location and Description.** The  
7 approximately 11.90± acres are located in Council District 7 at 0 Dunn  
8 Avenue, between Armsdale Road and Blossom Ridge Drive (portion of R.E.  
9 No. 044220-0000), as more particularly described in **Exhibit 1**, dated  
10 April 30, 2019, and graphically depicted in **Exhibit 2**, both of which  
11 are **attached hereto** and incorporated herein by this reference (Subject  
12 Property).

13       **Section 3. Owner and Applicant Description.** The Subject  
14 Property is owned by Mohammed N. Mona. The applicant is Zach Miller,  
15 Esq., 501 Riverside Avenue, Suite 901, Jacksonville, Florida 32202;  
16 (904) 396-5731.

17       **Section 4. Disclaimer.** The transmittal granted herein  
18 shall **not** be construed as an exemption from any other applicable local,  
19 state, or federal laws, regulations, requirements, permits or  
20 approvals. All other applicable local, state or federal permits or  
21 approvals shall be obtained before commencement of the development or  
22 use and issuance of this transmittal is based upon acknowledgement,  
23 representation and confirmation made by the applicant(s), owner(s),  
24 developer(s) and/or any authorized agent(s) or designee(s) that the  
25 subject business, development and/or use will be operated in strict  
26 compliance with all laws. Issuance of this transmittal does **not**  
27 approve, promote or condone any practice or act that is prohibited or  
28 restricted by any federal, state or local laws.

29       **Section 5. Effective Date.** This Ordinance shall become  
30 effective upon signature by the Mayor or upon becoming effective  
31 without the Mayor's signature.

1 Form Approved:

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3           /s/ Shannon K. Eller          

4 Office of General Counsel

5 Legislation Prepared by: Jody McDaniel

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