

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-719**

5 AN ORDINANCE REZONING APPROXIMATELY 15.10±  
6 ACRES LOCATED IN COUNCIL DISTRICT 7 AT 0 DUNN  
7 AVENUE, BETWEEN ARMSDALE ROAD AND BLOSSOM  
8 RIDGE DRIVE (R.E. NO. 044220-0000) OWNED BY  
9 MOHAMMED N. MONA, AS DESCRIBED HEREIN, FROM  
10 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (1999-  
11 751-E) TO COMMERCIAL NEIGHBORHOOD (CN) AND  
12 RESIDENTIAL MEDIUM DENSITY-A (RMD-A)  
13 DISTRICTS, AS DEFINED AND CLASSIFIED UNDER THE  
14 ZONING CODE, PURSUANT TO FUTURE LAND USE MAP  
15 SERIES (FLUMS) LARGE-SCALE AMENDMENT  
16 APPLICATION NUMBER L-5381-19A; PROVIDING A  
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN  
18 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM  
19 ANY OTHER APPLICABLE LAWS; PROVIDING AN  
20 EFFECTIVE DATE.  
21

22 **WHEREAS**, the City of Jacksonville adopted a Large-Scale land  
23 use amendment to the *2030 Comprehensive Plan* for the purpose of  
24 revising portions of the Future Land Use Map series (FLUMs) in  
25 order to ensure the accuracy and internal consistency of the plan,  
26 pursuant to application L-5381-19A and companion land use Ordinance  
27 2019-600; and

28 **WHEREAS**, in order to ensure consistency of zoning district  
29 with the *2030 Comprehensive Plan* and the adopted companion Large-  
30 Scale land use amendment L-5381-19A, an application to rezone and  
31 reclassify from Planned Unit Development (PUD) District (1999-751-

1 E) to Commercial Neighborhood (CN) and Residential Medium Density-A  
2 (RMD-A) Districts was filed by Zach Miller, Esq., on behalf of  
3 Mohammed N. Mona, the owner of approximately 15.10± acres of  
4 certain real property in Council District 7, as more particularly  
5 described in Section 1; and

6 **WHEREAS**, the Planning and Development Department, in order to  
7 ensure consistency of this zoning district with the *2030*  
8 *Comprehensive Plan*, has considered the rezoning and has rendered an  
9 advisory opinion; and

10 **WHEREAS**, the Planning Commission has considered the  
11 application and has rendered an advisory opinion; and

12 **WHEREAS**, the Land Use and Zoning (LUZ) Committee after due  
13 notice held a public hearing and made its recommendation to the  
14 Council; and

15 **WHEREAS**, the City Council after due notice held a public  
16 hearing, taking into consideration the above recommendations as  
17 well as all oral and written comments received during the public  
18 hearings, the Council finds that such rezoning is consistent with  
19 the *2030 Comprehensive Plan* adopted under the comprehensive  
20 planning ordinance for future development of the City of  
21 Jacksonville; now, therefore

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

23 **Section 1. Subject Property Location and Description.** The  
24 approximately 15.10± acres (R.E. No. 044220-0000) are located in  
25 Council District 7 at 0 Dunn Avenue, between Armsdale Road and  
26 Blossom Ridge Drive, as more particularly described in **Exhibit 1**,  
27 dated September 25, 2019, and graphically depicted in **Exhibit 2**,  
28 both of which are **attached hereto** and incorporated herein by this  
29 reference (Subject Property).

30 **Section 2. Owner and Applicant Description.** The Subject  
31 Property is owned by Mohammed N. Mona. The applicant is Zach

1 Miller, Esq., 501 Riverside Avenue, Suite 901, Jacksonville,  
2 Florida 32202; (904) 396-5731.

3 **Section 3. Property Rezoned.** The Subject Property,  
4 pursuant to adopted companion Large-Scale land use amendment  
5 application L-5381-19A, is hereby rezoned and reclassified from  
6 Planned Unit Development (PUD) District (1999-751-E) to Commercial  
7 Neighborhood (CN) and Residential Medium Density-A (RMD-A)  
8 Districts.

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

21 **Section 5. Contingency.** This rezoning shall not become  
22 effective until 31 days after adoption of the companion Large-Scale  
23 land use amendment unless challenged by the state land planning  
24 agency; and further provided that if the companion Large-Scale land  
25 use amendment is challenged by the state land planning agency, this  
26 rezoning shall not become effective until the state land planning  
27 agency or the Administration Commission issues a final order  
28 determining the companion Large-Scale land use amendment is in  
29 compliance with Chapter 163, *Florida Statutes*.

30 **Section 6. Effective Date.** The enactment of this  
31 Ordinance shall be deemed to constitute a quasi-judicial action of

1 the City Council and shall become effective upon signature by the  
2 Council President and the Council Secretary.

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4 Form Approved:

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6 /s/ Shannon K. Eller

7 Office of General Counsel

8 Legislation Prepared By: Arimus Wells

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