

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-268-W

AN ORDINANCE REZONING APPROXIMATELY 118.718±
ACRES LOCATED IN COUNCIL DISTRICT 12 AT 0 RANCHO
ROAD, 4743 AND 4779 IRON FORGE LANE, 0, 3116,
3120, 3124 AND 3126 STRATTON ROAD, 0, 10040,
10050, 10111, 10144, 10160 AND 10185 NOROAD, 0
103RD STREET AND 0 CONNIE JEAN ROAD, BETWEEN
103RD STREET AND STRATTON ROAD, WEST OF MONROE
SMITH ROAD (R.E. NO(S). 012952-0000, 012953-
0000, 012953-0010, 012954-0000, 012954-0010,
012954-0020, 012954-0030, 012955-0010, 012956-
0000, 012958-0000, 012959-0000, 012960-0000,
012961-0000, 012961-0100, 012962-0000, 012962-
0010, 012962-0020, 012963-0000, 012970-0100,
012971-0100 AND 012974-0055), AS DESCRIBED
HEREIN, OWNED BY WILLIAM E. TAYLOR, TAMMY L.
TAYLOR, LONI E. TAYLOR, HEATHER N. NOLAN, ROBERT
E. NOLAN JR., BARBARA E. NOLAN, HELLEN A.
FERRELL, EDMOND L. STRATTON, TROY B. COONER,
CATHY A. COONER, HELLEN A. FERRELL AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF WEALTHY A.
STRATTON AND NOROAD DEVELOPMENT, LLC, FROM
PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (1987-
871-E) AND PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT (2023-360-E) AND RESIDENTIAL RURAL-ACRE
(RR-ACRE) TO PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE, TO PERMIT SINGLE FAMILY DWELLINGS,

1 AS DESCRIBED IN THE 103RD & NOROAD PROPERTY PUD,
2 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
3 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-6024-
4 25C; PROVIDING A DISCLAIMER THAT THE REZONING
5 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
6 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
7 PROVIDING AN EFFECTIVE DATE.
8

9 **WHEREAS,** the City of Jacksonville adopted a Small-Scale
10 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
11 portions of the Future Land Use Map series (FLUMs) in order to ensure
12 the accuracy and internal consistency of the plan, pursuant to the
13 companion land use application L-6024-25C; and

14 **WHEREAS,** in order to ensure consistency of zoning district
15 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
16 Amendment L-6024-25C, an application to rezone and reclassify from
17 Planned Unit Development (PUD) District (1987-871-E) and Planned Unit
18 Development (PUD) District (2023-360-E) and Residential Rural-Acre
19 (RR-Acre) to Planned Unit Development (PUD) District was filed by
20 Paul Harden, Esq., on behalf of the owners of approximately 118.18±
21 acres of certain real property in Council District 12, as more
22 particularly described in Section 1 below; and

23 **WHEREAS,** the Planning and Development Department, in order to
24 ensure consistency of this zoning district with the *2045 Comprehensive*
25 *Plan*, has considered the rezoning and has rendered an advisory
26 opinion; and

27 **WHEREAS,** the Planning Commission has considered the
28 application and has rendered an advisory opinion; and

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

1 **WHEREAS,** the City Council, after due notice, held a public
2 hearing, and taking into consideration the above recommendations as
3 well as all oral and written comments received during the public
4 hearings, the Council finds that such rezoning is consistent with the
5 *2045 Comprehensive Plan* adopted under the comprehensive planning
6 ordinance for future development of the City of Jacksonville; and

7 **WHEREAS,** based on the staff report of the Planning and
8 Development Department and other competent and substantial evidence
9 received at the public hearings, the Council finds that the proposed
10 PUD does not affect adversely the orderly development of the City as
11 embodied in the *Zoning Code*; will not affect adversely the health and
12 safety of residents in the area; will not be detrimental to the
13 natural environment or to the use or development of the adjacent
14 properties in the general neighborhood; and the proposed PUD will
15 accomplish the objectives and meet the standards of Section 656.340
16 (Planned Unit Development) of the *Zoning Code* of the City of
17 Jacksonville; now therefore

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

19 **Section 1. Subject Property Location and Description.** The
20 approximately 118.18± acres are located in Council District 12 at 0
21 Rancho Road, 4743 and 4779 Iron Forge Lane, 0, 3116, 3120, 3124 and
22 3126 Stratton Road, 0, 10040, 10050, 10111, 10144, 10160 and 10185
23 Noroad, 0 103rd Street and 0 Connie Jean Road, between 103rd Street
24 and Stratton Road, west of Monroe Smith Road (R.E. No(s). 012952-
25 0000, 012953-0000, 012953-0010, 012954-0000, 012954-0010, 012954-
26 0020, 012954-0030, 012955-0010, 012956-0000, 012958-0000, 012959-
27 0000, 012960-0000, 012961-0000, 012961-0100, 012962-0000, 012962-
28 0010, 012962-0020, 012963-0000, 012970-0100, 012971-0100 and 012974-
29 0055), as more particularly described in **Exhibit 1**, dated January 14,
30 2025, and graphically depicted in **Exhibit 2**, both of which are
31 attached hereto and incorporated herein by this reference (the

1 "Subject Property").

2 **Section 2. Owner and Applicant Description.** The Subject
3 Property is owned by William E. Taylor, Tammy L. Taylor, Loni E.
4 Taylor, Heather N. Nolan, Robert E. Nolan Jr., Barbara E. Nolan,
5 Hellen A. Ferrell, Edmond L. Stratton, Troy B. Cooner, Cathy A.
6 Cooner, Hellen A. Ferrell as Personal Representative of the Estate
7 of Wealthy A. Stratton and Noroad Development, LLC, **Inc.** The applicant
8 is Paul Harden, Esq., 1431 Riverplace Boulevard, Suite 901,
9 Jacksonville, Florida 32207; (904) 396-5731.

10 **Section 3. Property Rezoned.** The Subject Property,
11 pursuant to adopted companion Small-Scale Amendment L-6024-25C, is
12 hereby rezoned and reclassified from Planned Unit Development (PUD)
13 District (1987-871-E) and Planned Unit Development (PUD) District
14 (2023-360-E) and Residential Rural-Acre (RR-Acre) to Planned Unit
15 Development (PUD) District. This new PUD district shall generally
16 permit single family dwellings, and is described, shown and subject
17 to the following documents, attached hereto:

18 **Exhibit 1** - Legal Description dated January 14, 2025.

19 **Exhibit 2** - Subject Property Map (prepared by P&DD).

20 **Exhibit 3** - Written Description dated February 12, 2025.

21 **Exhibit 4** - Site Plan dated February 11, 2025.

22 **Section 4. Contingency.** This rezoning shall not become
23 effective until thirty-one (31) days after adoption of the companion
24 Small-Scale Amendment; and further provided that if the companion
25 Small-Scale Amendment is challenged by the state land planning agency,
26 this rezoning shall not become effective until the state land planning
27 agency or the Administration Commission issues a final order
28 determining the companion Small-Scale Amendment is in compliance with
29 Chapter 163, *Florida Statutes*.

30 **Section 5. Disclaimer.** The rezoning granted herein shall
31 not be construed as an exemption from any other applicable local,

1 state, or federal laws, regulations, requirements, permits or
2 approvals. All other applicable local, state or federal permits or
3 approvals shall be obtained before commencement of the development
4 or use, and issuance of this rezoning is based upon acknowledgement,
5 representation and confirmation made by the applicant(s), owner(s),
6 developer(s) and/or any authorized agent(s) or designee(s) that the
7 subject business, development and/or use will be operated in strict
8 compliance with all laws. Issuance of this rezoning does not approve,
9 promote or condone any practice or act that is prohibited or
10 restricted by any federal, state or local laws.

11 **Section 6. Effective Date.** The enactment of this Ordinance
12 shall be deemed to constitute a quasi-judicial action of the City
13 Council and shall become effective upon signature by the Council
14 President and the Council Secretary.

15
16 Form Approved:

17
18 /s/ Dylan Reingold

19 Office of General Counsel

20 Legislation Prepared By: Kaysie Cox

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