

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-168-E**

5 AN ORDINANCE ADOPTING A SMALL-SCALE AMENDMENT TO
6 THE FUTURE LAND USE MAP SERIES OF THE 2045
7 *COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND
8 USE DESIGNATION FROM LOW DENSITY RESIDENTIAL
9 (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) ON
10 APPROXIMATELY 5.83± ACRES LOCATED IN COUNCIL
11 DISTRICT 10 AT 6535 GENERAL LEE ROAD (R.E.
12 NO(S). 004368-0000), OWNED BY WALTER STEVEN
13 RATLEY, CONNIE ALLEN AND DONNA JEAN STANLEY, AS
14 MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO
15 APPLICATION NUMBER L-6002-24C; PROVIDING A
16 DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN
17 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY
18 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE
19 DATE.
20

21 **WHEREAS**, pursuant to the provisions of Section 650.402(b),
22 *Ordinance Code*, and Section 163.3187(1), *Florida Statutes*, Curtis
23 Hart, on behalf of the owners, Walter Steven Ratley, Connie Allen and
24 Donna Jean Stanley, filed an application for a proposed Small-Scale
25 Amendment to the Future Land Use Map series (FLUMs) of the 2045
26 *Comprehensive Plan* to change the future land use designation from Low
27 Density Residential (LDR) to Medium Density Residential (MDR) on
28 5.83± acres of certain real property in Council District 10, as more
29 particularly described in Section 2; and

30 **WHEREAS**, the Planning and Development Department reviewed the
31 proposed revision and application and has prepared a written report

1 and rendered an advisory recommendation to the City Council with
2 respect to the 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
6 comments received during the public hearing and made its
7 recommendation to the City Council; and

8 **WHEREAS**, the Land Use and Zoning (LUZ) Committee of the City
9 Council held a public hearing on this proposed amendment to the *2045*
10 *Comprehensive Plan*, pursuant to Chapter 650, Part 4, *Ordinance Code*,
11 considered all written and oral comments received during the public
12 hearing, and has made its recommendation to the City Council; and

13 **WHEREAS**, the City Council held a public hearing on this proposed
14 amendment, with public notice having been provided, pursuant to
15 Section 163.3187, *Florida Statutes*, and Chapter 650, Part 4, *Ordinance*
16 *Code*, and considered all oral and written comments received during
17 public hearings, including the data and analysis portions of this
18 proposed amendment to the *2045 Comprehensive Plan* and the
19 recommendations of the Planning and Development Department, the
20 Planning Commission and the LUZ Committee; and

21 **WHEREAS**, in the exercise of its authority, the City Council has
22 determined it necessary and desirable to adopt this proposed amendment
23 to the *2045 Comprehensive Plan* to preserve and enhance present
24 advantages, encourage the most appropriate use of land, water, and
25 resources consistent with the public interest, overcome present
26 deficiencies, and deal effectively with future problems which may
27 result from the use and development of land within the City of
28 Jacksonville; now, therefore

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

30 **Section 1. Purpose and Intent.** This Ordinance is adopted
31 to carry out the purpose and intent of, and exercise the authority

1 set out in, the Community Planning Act, Sections 163.3161 through
2 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as
3 amended.

4 **Section 2. Subject Property Location and Description.** The
5 approximately 5.83± acres are located in Council District 10 at 6535
6 General Lee Road (R.E. No(s). 004368-0000), as more particularly
7 described in **Exhibit 1**, dated January 16, 2025, and graphically
8 depicted in **Exhibit 2**, both attached hereto and incorporated herein
9 by this reference (the "Subject Property").

10 **Section 3. Owner and Applicant Description.** The Subject
11 Property is owned by Walter Steven Ratley, Connie Allen and Donna
12 Jean Stanley. The applicant is Curtis Hart, 8051 Tara Lane,
13 Jacksonville, Florida, 32216; (904) 993-5008.

14 **Section 4. Adoption of Small-Scale Land Use Amendment.** The
15 City Council hereby adopts a proposed Small-Scale revision to the
16 Future Land Use Map series of the *2045 Comprehensive Plan* by changing
17 the Future Land Use Map designation of the Subject Property from Low
18 Density Residential (LDR) to Medium Density Residential (MDR),
19 pursuant to Small-Scale Application Number L-6002-24C.

20 **Section 5. Applicability, Effect and Legal Status.** The
21 applicability and effect of the *2045 Comprehensive Plan*, as herein
22 amended, shall be as provided in the Community Planning Act, Sections
23 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All
24 development undertaken by, and all actions taken in regard to
25 development orders by governmental agencies in regard to land which
26 is subject to the *2045 Comprehensive Plan*, as herein amended, shall
27 be consistent therewith as of the effective date of this amendment
28 to the plan.

29 **Section 6. Effective Date of this Plan Amendment.**

30 (a) If the amendment meets the criteria of Section 163.3187,
31 *Florida Statutes*, as amended, and is not challenged, the effective

1 date of this plan amendment shall be thirty-one (31) days after
2 adoption.

3 (b) If challenged within thirty (30) days after adoption, the
4 plan amendment shall not become effective until the state land
5 planning agency or the Administration Commission, respectively,
6 issues a final order determining the adopted Small-Scale Amendment
7 to be in compliance.

8 **Section 7. Disclaimer.** The amendment granted herein shall
9 **not** be construed as an exemption from any other applicable local,
10 state, or federal laws, regulations, requirements, permits or
11 approvals. All other applicable local, state or federal permits or
12 approvals shall be obtained before commencement of the development
13 or use, and issuance of this amendment is based upon acknowledgement,
14 representation and confirmation made by the applicant(s), owner(s),
15 developer(s) and/or any authorized agent(s) or designee(s) that the
16 subject business, development and/or use will be operated in strict
17 compliance with all laws. Issuance of this amendment does **not**
18 approve, promote or condone any practice or act that is prohibited
19 or restricted by any federal, state or local laws.

20 **Section 8. Effective Date.** This Ordinance shall become
21 effective upon signature by the Mayor or upon becoming effective
22 without the Mayor's signature.

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24 Form Approved:

25
26 /s/ Dylan Reingold

27 Office of General Counsel

28 Legislation Prepared By: Payton Jamieson

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