

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-169**

5 AN ORDINANCE REZONING APPROXIMATELY 5.83± ACRES
6 LOCATED IN COUNCIL DISTRICT 10 AT 6535 GENERAL
7 LEE ROAD (R.E. NO(S). 004368-0000), AS DESCRIBED
8 HEREIN, OWNED BY WALTER STEVEN RATLEY, CONNIE
9 ALLEN AND DONNA JEAN STANLEY, FROM RESIDENTIAL
10 LOW DENSITY-60 (RLD-60) DISTRICT TO PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT A
13 MAXIMUM OF 55 TOWNHOMES, AS DESCRIBED IN THE
14 SELENE PARK PUD, PURSUANT TO FUTURE LAND USE MAP
15 SERIES (FLUMS) SMALL-SCALE AMENDMENT APPLICATION
16 NUMBER L-6002-24C; PROVIDING A DISCLAIMER THAT
17 THE REZONING 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**, the City of Jacksonville adopted a Small-Scale
22 Amendment to the *2045 Comprehensive Plan* for the purpose of revising
23 portions of the Future Land Use Map series (FLUMs) in order to ensure
24 the accuracy and internal consistency of the plan, pursuant to the
25 companion land use application L-6002-24C; and

26 **WHEREAS**, in order to ensure consistency of zoning district
27 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale
28 Amendment L-6002-24C, an application to rezone and reclassify from
29 Residential Low Density-60 (RLD-60) District to Planned Unit
30 Development (PUD) District was filed by Curtis Hart, on behalf of
31 Walter Steven Ratley, Connie Allen and Donna Jean Stanley, owners of

1 approximately 5.83± acres of certain real property in Council District
2 10, as more particularly described in Section 1 below; and

3 **WHEREAS,** the Planning and Development Department, in order to
4 ensure consistency of this zoning district with the *2045 Comprehensive*
5 *Plan*, has considered the rezoning and has rendered an advisory
6 opinion; and

7 **WHEREAS,** the Planning Commission has considered the
8 application and has rendered an advisory opinion; and

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

12 **WHEREAS,** the City Council, after due notice, held a public
13 hearing, and taking into consideration the above recommendations as
14 well as all oral and written comments received during the public
15 hearings, the Council finds that such rezoning is consistent with the
16 *2045 Comprehensive Plan* adopted under the comprehensive planning
17 ordinance for future development of the City of Jacksonville; and

18 **WHEREAS,** based on the staff report of the Planning and
19 Development Department and other competent and substantial evidence
20 received at the public hearings, the Council finds that the proposed
21 PUD does not affect adversely the orderly development of the City as
22 embodied in the *Zoning Code*; will not affect adversely the health and
23 safety of residents in the area; will not be detrimental to the
24 natural environment or to the use or development of the adjacent
25 properties in the general neighborhood; and the proposed PUD will
26 accomplish the objectives and meet the standards of Section 656.340
27 (Planned Unit Development) of the *Zoning Code* of the City of
28 Jacksonville; now therefore

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

30 **Section 1. Subject Property Location and Description.** The
31 approximately 5.83± acres are located in Council District 10 at 6535

1 General Lee Road (R.E. No(s). 004368-0000), as more particularly
2 described in **Exhibit 1**, dated January 16, 2025, and graphically
3 depicted in **Exhibit 2**, both of which are attached hereto and
4 incorporated herein by this reference (the "Subject Property").

5 **Section 2. Owner and Applicant Description.** The Subject
6 Property is owned by Walter Steven Ratley, Connie Allen and Donna
7 Jean Stanley. The applicant is Curtis Hart, 8051 Tara Lane,
8 Jacksonville, Florida, 32216; (904) 993-5008.

9 **Section 3. Property Rezoned.** The Subject Property,
10 pursuant to adopted companion Small-Scale Amendment L-6002-24C, is
11 hereby rezoned and reclassified from Residential Low Density-60 (RLD-
12 60) District to Planned Unit Development (PUD) District. This new
13 PUD district shall generally permit a maximum of 55 townhomes, and
14 is described, shown and subject to the following documents, attached
15 hereto:

16 **Exhibit 1** - Legal Description dated January 16, 2025.

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

18 **Exhibit 3** - Written Description dated January 5, 2025.

19 **Exhibit 4** - Site Plan dated January 3, 2025.

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

28 **Section 5. Disclaimer.** The rezoning granted herein shall
29 not be construed as an exemption from any other applicable local,
30 state, or federal laws, regulations, requirements, permits or
31 approvals. All other applicable local, state or federal permits or

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

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

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14 Form Approved:

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16 /s/ Dylan Reingold

17 Office of General Counsel

18 Legislation Prepared By: Payton Jamieson

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