

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-416-E**

5 AN ORDINANCE REZONING APPROXIMATELY 29.06±  
6 ACRES, LOCATED IN COUNCIL DISTRICT 12 AT 911  
7 HALSEMA ROAD SOUTH, BETWEEN ROSETTA ROAD AND  
8 TURKEY ROAD (R.E. NO. 001927-0004), AS DESCRIBED  
9 HEREIN, OWNED BY WILLIAM M. LLOYD, III AND JENNY  
10 L. LLOYD, FROM RESIDENTIAL LOW DENSITY-100A  
11 (RLD-100A) DISTRICT, RESIDENTIAL LOW DENSITY-90  
12 (RLD-90) DISTRICT AND RESIDENTIAL RURAL-ACRE  
13 (RR-ACRE) DISTRICT TO PLANNED UNIT DEVELOPMENT  
14 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER  
15 THE ZONING CODE, TO PERMIT RECREATIONAL VEHICLE  
16 PARK USES, AS DESCRIBED IN THE HALSEMA ROAD PUD,  
17 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
18 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-  
19 5819-23C; PUD SUBJECT TO CONDITIONS; PROVIDING  
20 A DISCLAIMER THAT THE REZONING GRANTED HEREIN  
21 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY  
22 OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE  
23 DATE.  
24

25 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
26 Amendment to the *2045 Comprehensive Plan* for the purpose of revising  
27 portions of the Future Land Use Map series (FLUMs) in order to ensure  
28 the accuracy and internal consistency of the plan, pursuant to  
29 companion application L-5819-23C; and

30 **WHEREAS**, in order to ensure consistency of zoning district  
31 with the *2045 Comprehensive Plan* and the adopted companion Small-Scale

1 Amendment L-5819-23C, an application to rezone and reclassify from  
2 Residential Low Density-100A (RLD-100A) District, Residential Low  
3 Density-90 (RLD-90) District and Residential Rural-Acre (RR-Acre)  
4 District to Planned Unit Development (PUD) District was filed by  
5 Cyndy Trimmer, Esq. on behalf of the owners of approximately 29.06±  
6 acres of certain real property in Council District 12, as more  
7 particularly described in Section 1; and

8       **WHEREAS**, the Planning and Development Department, in order to  
9 ensure consistency of this zoning district with the *2045 Comprehensive*  
10 *Plan*, has considered the rezoning and has rendered an advisory  
11 opinion; and

12       **WHEREAS**, the Planning Commission has considered the  
13 application and has rendered an advisory opinion; and

14       **WHEREAS**, the Land Use and Zoning Committee, after due notice  
15 and public hearing, has made its recommendation to the Council; and

16       **WHEREAS**, the City Council, after due notice, held a public  
17 hearing, and taking into consideration the above recommendations as  
18 well as all oral and written comments received during the public  
19 hearings, the Council finds that such rezoning is consistent with the  
20 *2045 Comprehensive Plan* adopted under the comprehensive planning  
21 ordinance for future development of the City of Jacksonville; and

22       **WHEREAS**, the Council finds that the proposed PUD does not  
23 affect adversely the orderly development of the City as embodied in  
24 the *Zoning Code*; will not affect adversely the health and safety of  
25 residents in the area; will not be detrimental to the natural  
26 environment or to the use or development of the adjacent properties  
27 in the general neighborhood; and the proposed PUD will accomplish the  
28 objectives and meet the standards of Section 656.340 (Planned Unit  
29 Development) of the *Zoning Code* of the City of Jacksonville; now  
30 therefore

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

1           **Section 1.           Subject Property Location and Description.** The  
2 approximately 29.06± acres are located in Council District 12 at 911  
3 Halsema Road South, between Rosetta Road and Turkey Road (R.E. No.  
4 001927-0004), as more particularly described in **Exhibit 1**, dated  
5 March 28, 2023, and graphically depicted in **Exhibit 2**, both of which  
6 are attached hereto and incorporated herein by this reference (the  
7 "Subject Property").

8           **Section 2.           Owner and Applicant Description.** The Subject  
9 Property is owned by William M. Lloyd, III and Jenny L. Lloyd. The  
10 applicant is Cyndy Trimmer, Esq., One Independent Drive, Suite 1200,  
11 Jacksonville, Florida 32202; (904) 807-0185.

12           **Section 3.           Property Rezoned.** The Subject Property,  
13 pursuant to adopted companion Small-Scale Amendment Application  
14 L-5819-23C, is hereby rezoned and reclassified from Residential Low  
15 Density-100A (RLD-100A) District, Residential Low Density-90 (RLD-90)  
16 District and Residential Rural-Acre (RR-Acre) District to Planned  
17 Unit Development (PUD) District. This new PUD district shall generally  
18 permit recreational vehicle park uses, and is described, shown and  
19 subject to the following documents, attached hereto:

20 **Exhibit 1** - Legal Description dated March 28, 2023.

21 **Exhibit 2** - Subject Property per P&DD.

22 **Revised Exhibit 3** - Revised Written Description dated December 5,  
23 2023.

24 **Revised Exhibit 4** - Revised Site Plan dated December 5, 2023.

25           **Section 4.           Rezoning Approved Subject to Conditions.** This  
26 rezoning is approved subject to the following conditions. Such  
27 conditions control over the Written Description and the Site Plan and  
28 may only be amended through a rezoning:

29           (1) There shall be no generator use for recreational vehicles  
30 ("RVs") on the Subject Property.

31           (2) RV move in and move out shall be permitted from 8:00 a.m.

1 to 8:00 p.m. only.

2 (3) RVs shall not be permitted to queue onto Halsema Road or  
3 Rosetta Road.

4 (4) A minimum ten-foot landscape buffer shall be provided along  
5 the western property line of the Subject Property.

6 (5) Each RV shall be required to remain on the Subject Property  
7 a minimum of 30 days.

8 **Section 5. Contingency.** This rezoning shall not become  
9 effective until thirty-one (31) days after adoption of the companion  
10 Small-Scale Amendment; and further provided that if the companion  
11 Small-Scale Amendment is challenged by the state land planning agency,  
12 this rezoning shall not become effective until the state land planning  
13 agency or the Administration Commission issues a final order  
14 determining the companion Small-Scale Amendment is in compliance with  
15 Chapter 163, *Florida Statutes*.

16 **Section 6. Disclaimer.** The rezoning granted herein  
17 shall not be construed as an exemption from any other applicable  
18 local, state, or federal laws, regulations, requirements, permits or  
19 approvals. All other applicable local, state or federal permits or  
20 approvals shall be obtained before commencement of the development  
21 or use and issuance of this rezoning is based upon acknowledgement,  
22 representation and confirmation made by the applicant(s), owner(s),  
23 developer(s) and/or any authorized agent(s) or designee(s) that the  
24 subject business, development and/or use will be operated in strict  
25 compliance with all laws. Issuance of this rezoning does not approve,  
26 promote or condone any practice or act that is prohibited or  
27 restricted by any federal, state or local laws.

28 **Section 7. Effective Date.** The enactment of this Ordinance  
29 shall be deemed to constitute a quasi-judicial action of the City  
30 Council and shall become effective upon signature by the Council  
31 President and the Council Secretary.

1 Form Approved:

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3           /s/ Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

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