

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

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; PROVIDING A DISCLAIMER THAT THE
20 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED
21 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
22 PROVIDING AN EFFECTIVE DATE.
23

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

29 **WHEREAS**, in order to ensure consistency of zoning district with
30 the *2045 Comprehensive Plan* and the adopted companion Small-Scale
31 Amendment L-5819-23C, an application to rezone and reclassify from

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

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

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

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

15 **WHEREAS**, the City Council, after due notice, held a public
16 hearing, and 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 the
19 *2045 Comprehensive Plan* adopted under the comprehensive planning
20 ordinance for future development of the City of Jacksonville; and

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

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

31 **Section 1. Subject Property Location and Description.** The

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

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

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

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

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

21 **Exhibit 3** - Written Description dated June 6, 2023.

22 **Exhibit 4** - Site Plan dated March 17, 2023.

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

31 **Section 5. Disclaimer.** The rezoning granted herein

