

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-789**

5 AN ORDINANCE REZONING APPROXIMATELY 36.57±
6 ACRES IN COUNCIL DISTRICT 10, GENERALLY
7 LOCATED IN THE NORTHWEST QUADRANT OF THE
8 INTERSECTION OF OLD KINGS ROAD AND
9 PICKETTVILLE ROAD, AND OFF OF GARDNER LANE, AS
10 DESCRIBED HEREIN, OWNED BY FLOYD J. WARWICK,
11 JR., THE BETTY GARDNER WARWICK ESTATE, AND
12 WARWICK JAX PROPERTIES, LLC, FROM RESIDENTIAL
13 RURAL-ACRE (RR-ACRE) AND RESIDENTIAL LOW
14 DENSITY-60 (RLD-60) DISTRICTS TO PLANNED UNIT
15 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
16 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
17 RECREATIONAL VEHICLE PARK USES, AS DESCRIBED
18 IN THE THOMPSON MILL RV PARK PUD, PURSUANT TO
19 FUTURE LAND USE MAP SERIES (FLUMS) LARGE-SCALE
20 AMENDMENT APPLICATION L-5319-18A; PROVIDING A
21 DISCLAIMER THAT THE REZONING GRANTED HEREIN
22 SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM
23 ANY OTHER APPLICABLE LAWS; PROVIDING AN
24 EFFECTIVE DATE.

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26 **WHEREAS**, the City of Jacksonville adopted a Large-Scale
27 Amendment to the *2030 Comprehensive Plan* for the purpose of
28 revising portions of the Future Land Use Map series (FLUMs) in
29 order to ensure the accuracy and internal consistency of the plan,
30 pursuant to application L-5319-18A and companion land use Ordinance
31 2019-788; and

1 **WHEREAS**, in order to ensure consistency of zoning district
2 with the *2030 Comprehensive Plan* and the adopted companion Large-
3 Scale Amendment L-5319-18A, an application to rezone and reclassify
4 from Residential Rural-Acre (RR-Acre) and Residential Low Density-
5 60 (RLD-60) Districts to Planned Unit Development (PUD) District
6 was filed by Curtis Hart, on behalf of Floyd J. Warwick, Jr., the
7 Betty Gardner Warwick Estate, and Warwick Jax Properties, LLC, the
8 owners of approximately 36.57± acres of certain real property in
9 Council District 10, as more particularly described in Section 1;
10 and

11 **WHEREAS**, the Planning and Development Department, in order to
12 ensure consistency of this zoning district with the *2030*
13 *Comprehensive Plan*, has considered the rezoning and has rendered an
14 advisory opinion; and

15 **WHEREAS**, the Planning Commission has considered the
16 application and has rendered an advisory opinion; and

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

20 **WHEREAS**, the City Council after due notice held a public
21 hearing, taking into consideration the above recommendations as
22 well as all oral and written comments received during the public
23 hearings, the Council finds that such rezoning is consistent with
24 the *2030 Comprehensive Plan* adopted under the comprehensive
25 planning ordinance for future development of the City of
26 Jacksonville; and

27 **WHEREAS**, the Council finds that the proposed PUD does not
28 affect adversely the orderly development of the City as embodied in
29 the *Zoning Code*; will not affect adversely the health and safety of
30 residents in the area; will not be detrimental to the natural
31 environment or to the use or development of the adjacent properties

1 in the general neighborhood; and the proposed PUD will accomplish
2 the objectives and meet the standards of Section 656.340 (Planned
3 Unit Development) of the *Zoning Code* of the City of Jacksonville;
4 now, therefore

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

6 **Section 1. Subject Property Location and Description.** The
7 approximately 36.57± acres are in Council District 10, generally
8 located in the northwest quadrant of the intersection of Old Kings
9 Road and Pickettville Road, and off of Gardner Lane, as more
10 particularly described in **Exhibit 1**, dated October 16, 2018,
11 **attached hereto** and incorporated herein by this reference (Subject
12 Property).

13 **Section 2. Owner and Applicant Description.** The subject
14 property is owned by Floyd J. Warwick, Jr., the Betty Gardner
15 Warwick Estate, and Warwick Jax Properties, LLC. The applicant is
16 Curtis Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904)
17 993-5008.

18 **Section 3. Property Rezoned.** The Subject Property,
19 pursuant to adopted companion Large-Scale Amendment L-5319-18A, is
20 hereby rezoned and reclassified from Residential Rural-Acre (RR-
21 Acre) and Residential Low Density-60 (RLD-60) Districts to Planned
22 Unit Development (PUD) District. This new PUD district shall
23 generally permit recreational vehicle park uses, and is described,
24 shown and subject to the following documents, **attached hereto**:

25 **Exhibit 1** - Legal Description dated October 16, 2018.

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

27 **Exhibit 3** - Written Description dated September 27, 2019.

28 **Exhibit 4** - Site Plan dated September 12, 2019.

29 **Section 4. Contingency.** This rezoning shall not become
30 effective until 31 days after adoption of the companion Large-Scale
31 Amendment unless challenged by the state land planning agency; and

1 further provided that if the companion Large-Scale Amendment is
2 challenged by the state land planning agency, this rezoning shall
3 not become effective until the state land planning agency or the
4 Administration Commission issues a final order determining the
5 companion Large-Scale Amendment is in compliance with Chapter 163,
6 *Florida Statutes*.

7 **Section 5. Disclaimer.** The rezoning granted herein
8 shall not be construed as an exemption from any other applicable
9 local, state, or federal laws, regulations, requirements, permits
10 or approvals. All other applicable local, state or federal permits
11 or approvals shall be obtained before commencement of the
12 development or use and issuance of this rezoning is based upon
13 acknowledgement, representation and confirmation made by the
14 applicant(s), owner(s), developer(s) and/or any authorized agent(s)
15 or designee(s) that the subject business, development and/or use
16 will be operated in strict compliance with all laws. Issuance of
17 this rezoning does not approve, promote or condone any practice or
18 act that is prohibited or restricted by any federal, state or local
19 laws.

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

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25 Form Approved:

26
27 /s/ Shannon K. Eller

28 Office of General Counsel

29 Legislation Prepared By: Connie Patterson

30 GC-#1314065-v1-Z-2424_LS_COMP_PUD_AD