

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

5 AN ORDINANCE REZONING APPROXIMATELY 35.87±  
6 ACRES OF UPLANDS AND 9.35± ACRES OF WETLANDS IN  
7 COUNCIL DISTRICT 10, GENERALLY LOCATED IN THE  
8 NORTHWEST QUADRANT OF THE INTERSECTION OF OLD  
9 KINGS ROAD AND PICKETTVILLE ROAD, AND OFF OF  
10 GARDNER LANE, AS DESCRIBED HEREIN, OWNED BY  
11 FLOYD J. WARWICK, JR., THE BETTY GARDNER  
12 WARWICK ESTATE, AND WARWICK JAX PROPERTIES,  
13 LLC, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) AND  
14 RESIDENTIAL LOW DENSITY-60 (RLD-60) DISTRICTS  
15 TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS  
16 DEFINED AND CLASSIFIED UNDER THE ZONING CODE,  
17 TO PERMIT RECREATIONAL VEHICLE PARK USES, AS  
18 DESCRIBED IN THE THOMPSON MILL RV PARK PUD,  
19 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)  
20 LARGE-SCALE AMENDMENT APPLICATION L-5319-18A;  
21 PROVIDING A DISCLAIMER THAT THE REZONING  
22 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
23 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
24 PROVIDING AN EFFECTIVE DATE.  
25

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

1 2019-788; and

2       **WHEREAS**, in order to ensure consistency of zoning district  
3 with the *2030 Comprehensive Plan* and the adopted companion Large-  
4 Scale Amendment L-5319-18A, an application to rezone and reclassify  
5 from Residential Rural-Acre (RR-Acre) and Residential Low Density-  
6 60 (RLD-60) Districts to Planned Unit Development (PUD) District  
7 was filed by Curtis Hart, on behalf of Floyd J. Warwick, Jr., the  
8 Betty Gardner Warwick Estate, and Warwick Jax Properties, LLC, the  
9 owners of approximately 35.87± acres of uplands and 9.35± acres of  
10 wetlands in Council District 10, as more particularly described in  
11 Section 1; and

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

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

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

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

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

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

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

7 **Section 1. Subject Property Location and Description.** The  
8 approximately 35.87± acres of uplands and 9.35± acres of wetlands  
9 are in Council District 10, generally located in the northwest  
10 quadrant of the intersection of Old Kings Road and Pickettville  
11 Road, and off of Gardner Lane, as more particularly described in  
12 **Revised Exhibit 1**, dated December 12, 2019, **attached hereto** and  
13 incorporated herein by this reference (Subject Property).

14 **Section 2. Owner and Applicant Description.** The subject  
15 property is owned by Floyd J. Warwick, Jr., the Betty Gardner  
16 Warwick Estate, and Warwick Jax Properties, LLC. The applicant is  
17 Curtis Hart, 8051 Tara Lane, Jacksonville, Florida 32216; (904)  
18 993-5008.

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

26 **Revised Exhibit 1** - Revised Legal Description dated December 12,  
27 2019.

28 **Revised Exhibit 2** - Revised Subject Property per P&DD.

29 **Revised Exhibit 3** - Revised Written Description dated December 20,  
30 2019.

31 **Revised Exhibit 4** - Revised Site Plan dated November 12, 2019.

1           **Section 4. Contingency.** This rezoning shall not become  
2 effective until 31 days after adoption of the companion Large-Scale  
3 Amendment unless challenged by the state land planning agency; and  
4 further provided that if the companion Large-Scale Amendment is  
5 challenged by the state land planning agency, this rezoning shall  
6 not become effective until the state land planning agency or the  
7 Administration Commission issues a final order determining the  
8 companion Large-Scale Amendment is in compliance with Chapter 163,  
9 *Florida Statutes*.

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

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

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28 Form Approved:

29   /s/ Shannon K. Eller  

30 Office of General Counsel

31 Legislation Prepared By: Connie Patterson

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