

Exhibit 3

WRITTEN DESCRIPTION

Rainbolt Utopia RV Campground

April 12, 2021

I. PROJECT DESCRIPTION

- A. Number of acres 2.27 acres
B. Location of site: 27-3S-25E 2.27 PT NE1/4 OF SW1/4 RECD O/R 11132-675



- C. Existing use: Single family

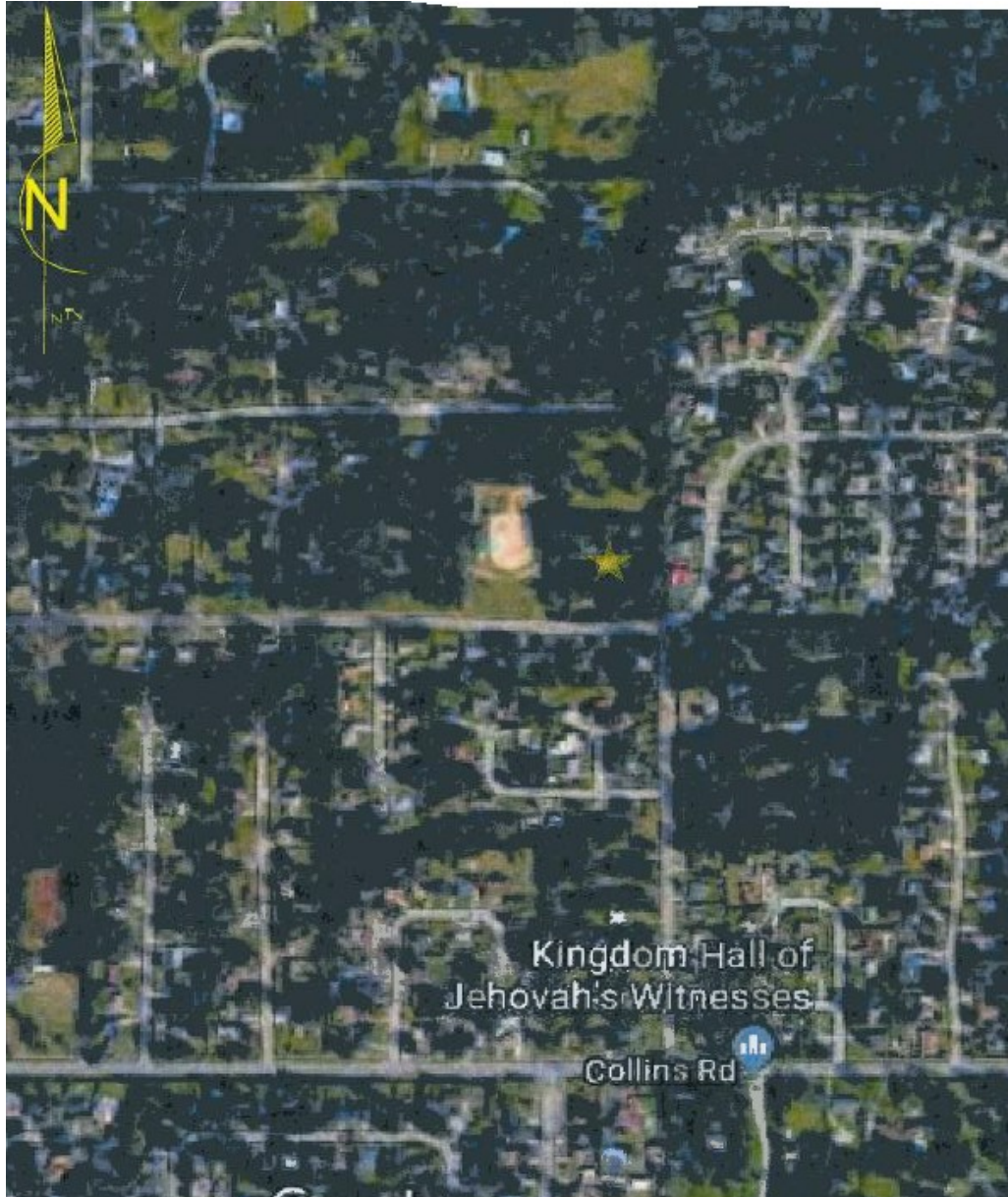
- D. Existing site characteristics

<u>Type</u>	Gross Area	Heated Area	Effective Area
Addition	640	640	576
Base Area	800	800	800
Fin Screened Porch	112	0	39
Finished Storage	280	0	140
Unfinished Storage	280	0	112
Unfinished Storage	536	0	214

Deck	80	0	12
Total	2728	1440	1893

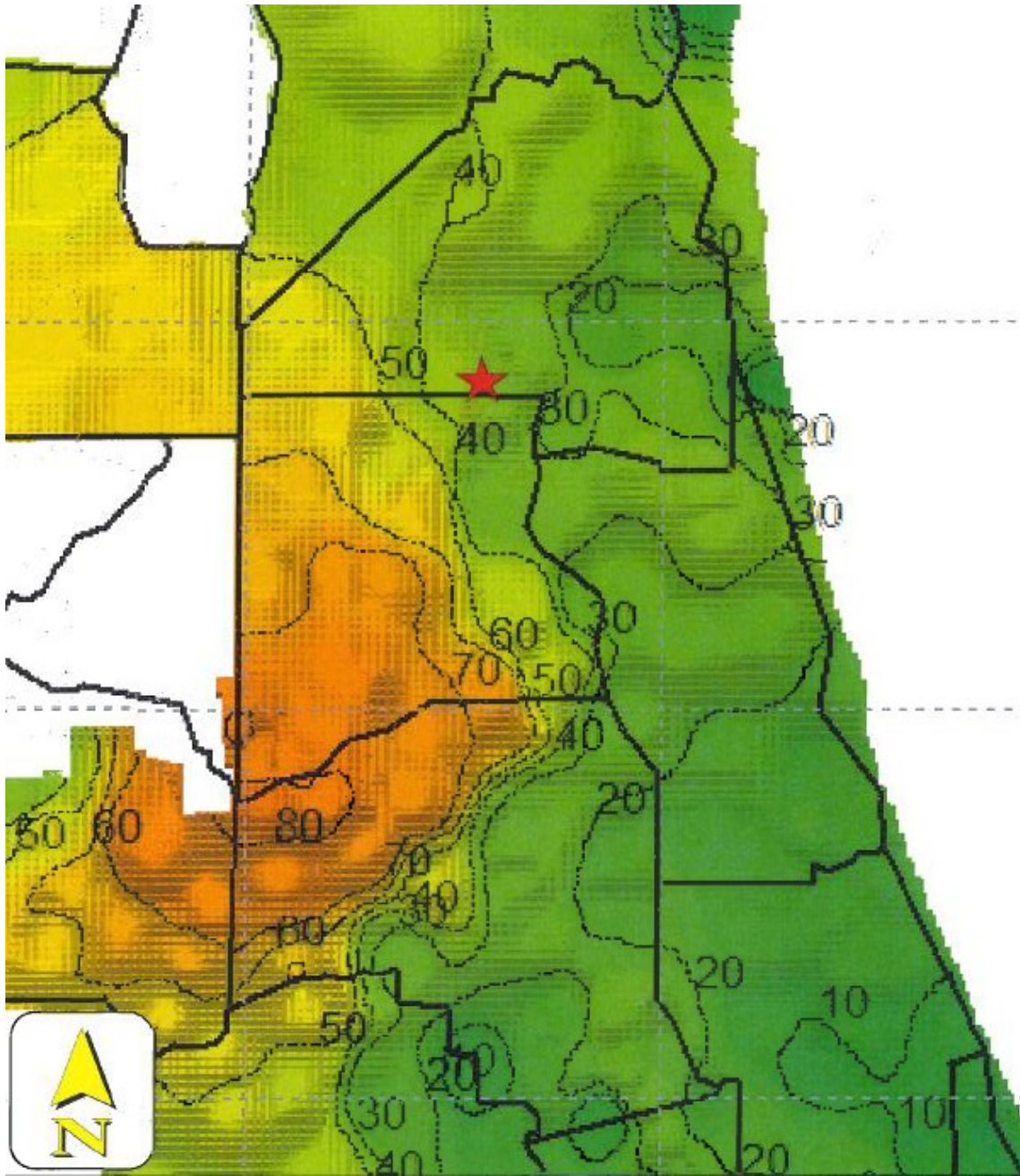
Element	Code	Detail
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	12	12 Hardwood
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	2.000	
Rooms / Units	1.000	

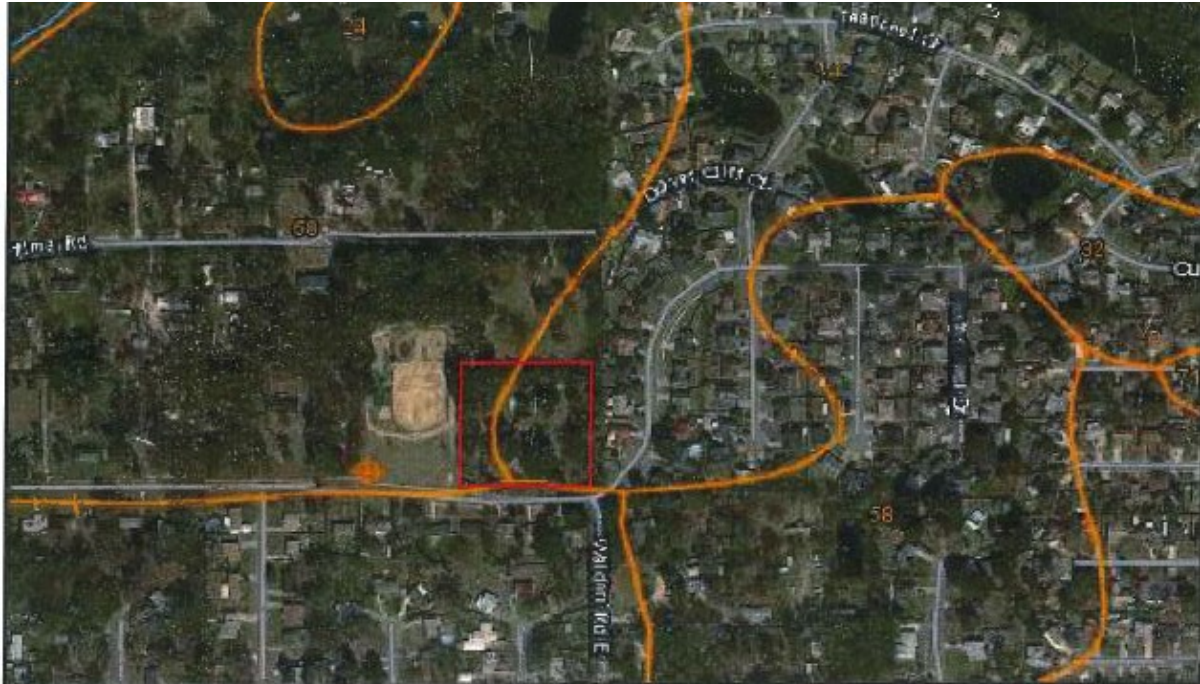




E. Significant variations of elevations







Map Information

The soil surveys that comprise your AQI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misinterpretation of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below:

Soil Survey Area: Duval County, Florida
 Survey Area Date: Version 13, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

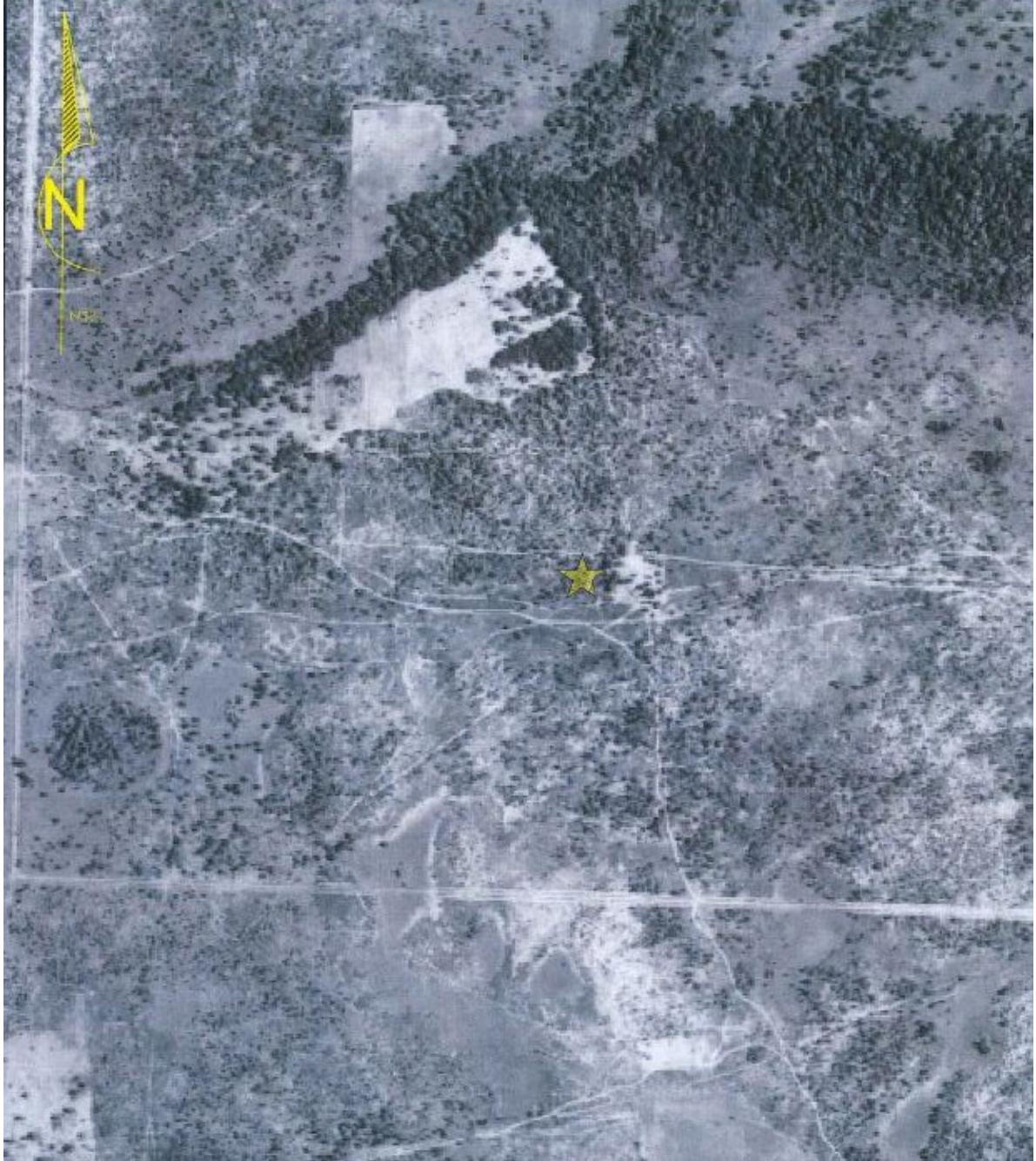
Date(s) aerial images were photographed: Jan 27, 2015—Feb 18, 2018

The orthographic or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

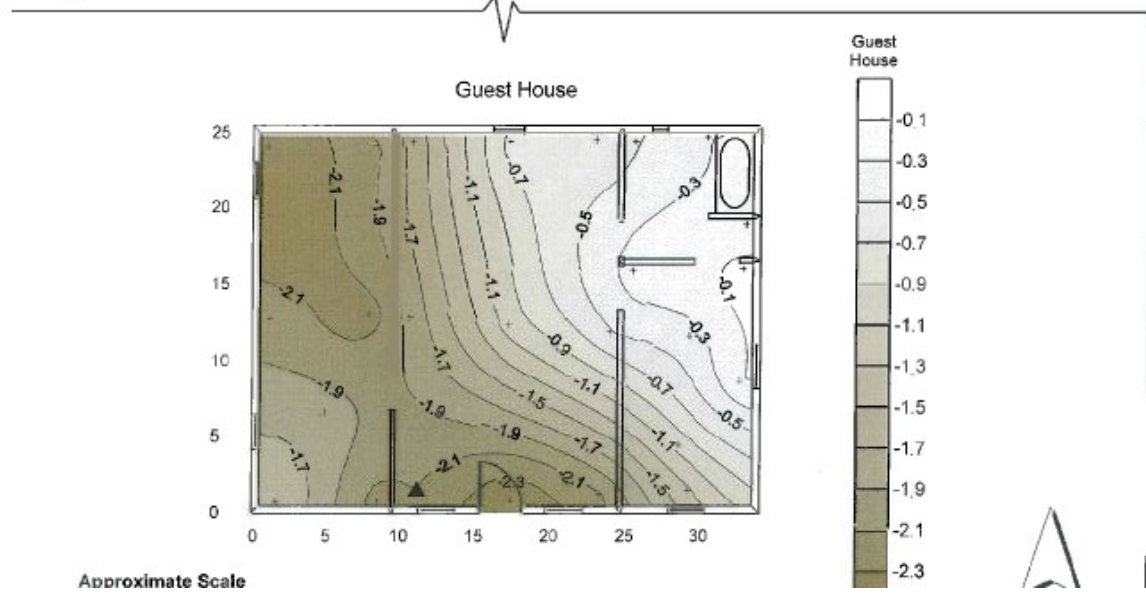
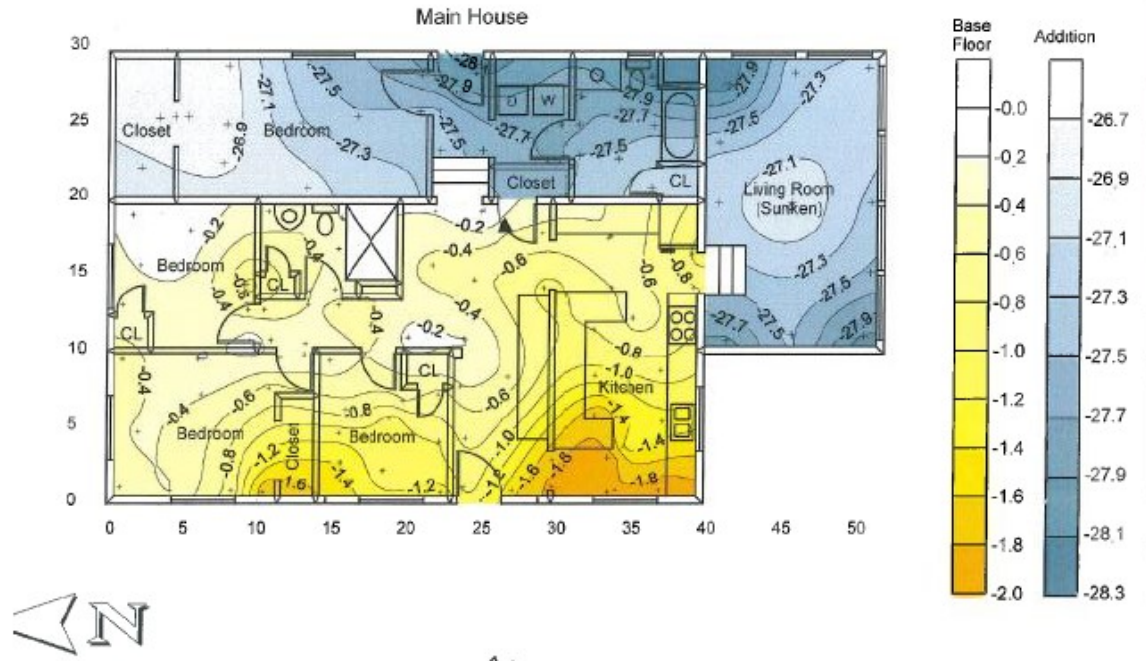
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AQI	Percent of AQI
14	Bostogie fine sand, 0 to 2 percent slopes	30.1	15.2%
22	Evergreen-Wescott complex, depressional, 0 to 2 percent slopes	1.8	0.9%
24	Hurricane and Ridgewood soils, 0 to 5 percent slopes	4.6	2.3%
32	Leon fine sand, 0 to 2 percent slopes	5.2	2.6%
35	Lynn Haven fine sand, 0 to 2 percent slopes	0.1	0.1%
46	Pottsburg fine sand, PqH, 0 to 3 percent slopes	70.0	35.4%
57	Surrency loamy fine sand, 0 to 2 percent slopes, frequently flooded	1.4	0.7%
71	Urban land-Leon-Bostogie complex, 0 to 2 percent slopes	66.6	33.6%
72	Urban land-Ortega-Konshaw complex, 0 to 8 percent slopes	16.0	8.2%
75	Urban land-Hurricane-Albany complex, 0 to 5 percent slopes	2.0	1.0%
Totals for Area of Interest		198.0	100.0%

F.

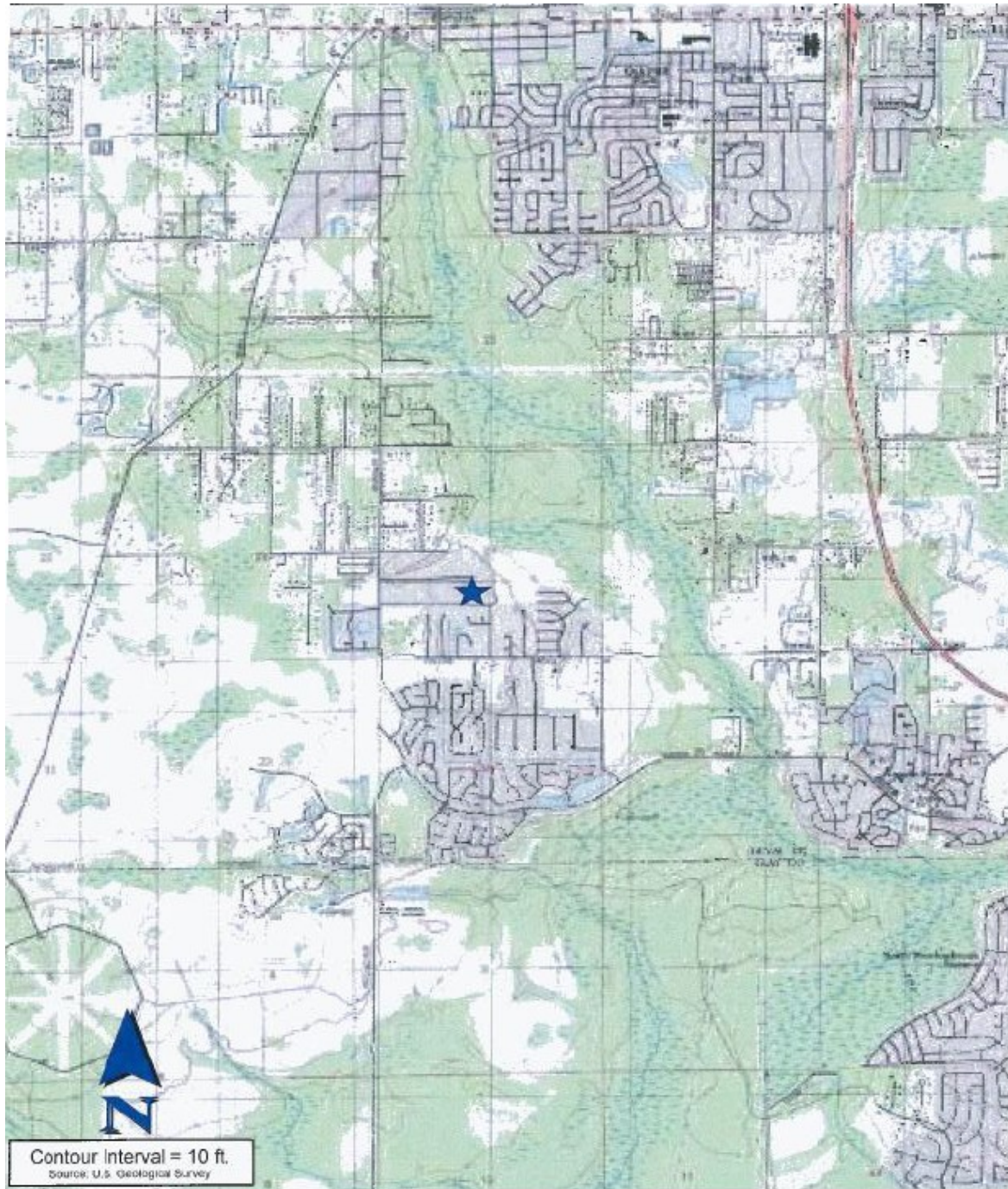


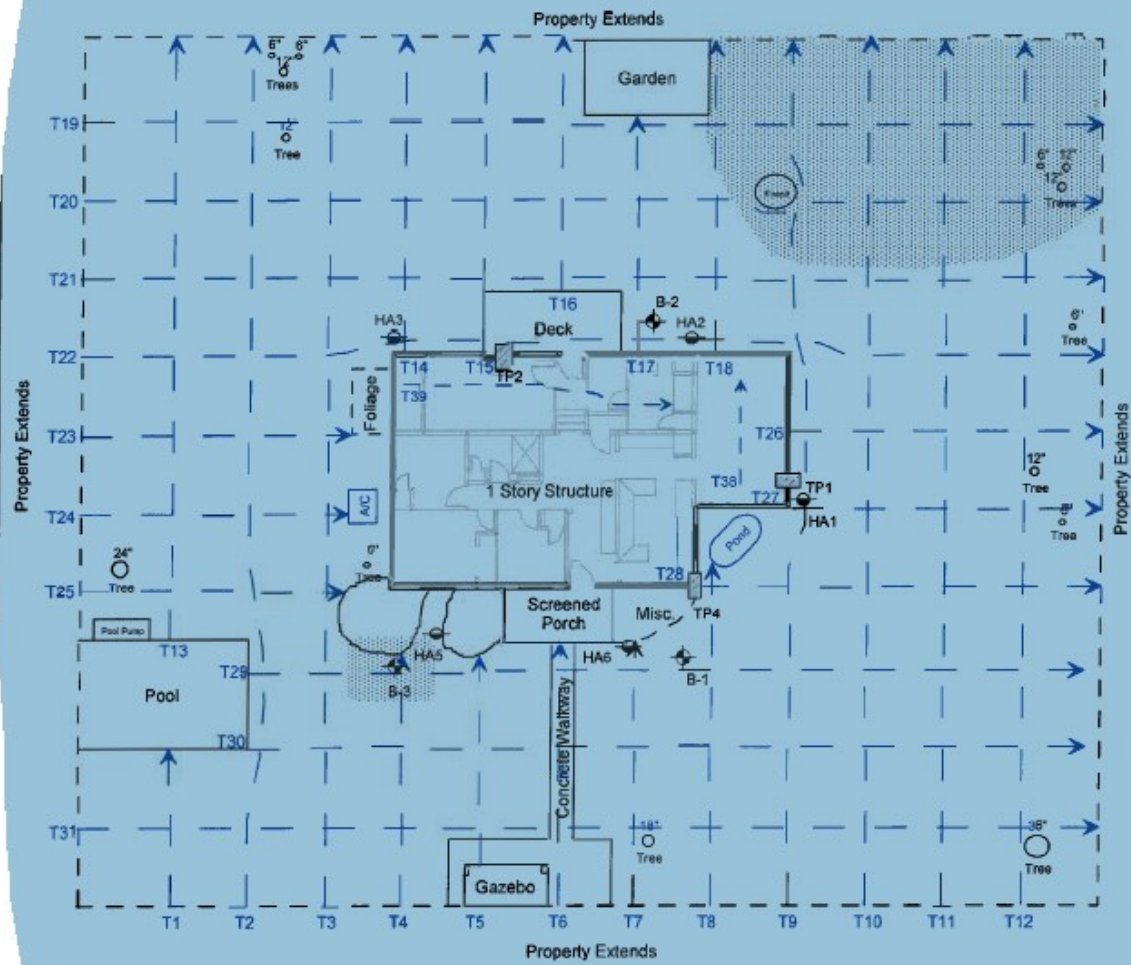
- G.
- H. Water courses

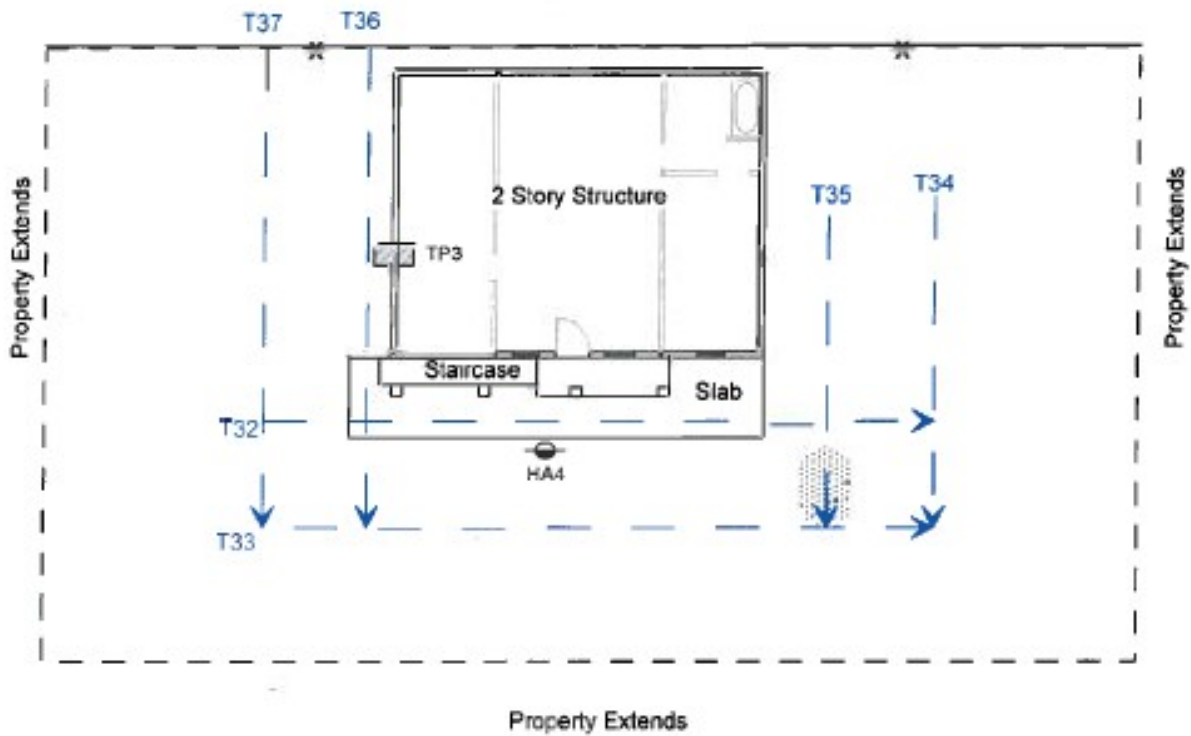


I. Approximate Scale

J. Unique natural features/natural features







- K. Location of site, existing use, existing site characteristics, significant variations of elevations, water courses, unique natural features, and natural features, etc.
- L. Project Architect/Planner: N/A
- M. Project Engineer: N/A
- N. Project Developer: N/A
- O. Current Land Use Category: Low Density Residential (LDR)
- P. Current Zoning District: Residential Rural-Acre (RR-Acre)
- Q. Requested Land Use Category: N/A
- R. Requested Zoning District: Planned Unit Development (PUD)
- S. Real Estate Number(s): 016068-0000

II. QUANTITATIVE DATA

Total Gross Acreage	<input type="text" value="2.27"/>	acres	<input type="text" value="100"/>	%
Amount of each different land use by acreage				
Single family	<input type="text" value="1.77"/>	acres	<input type="text" value="78"/>	%
Total number of units	<input type="text" value="24"/>	d.u.		
Multiple Family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value="0"/>	d.u.		
Commercial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Industrial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Other land use	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total amount of non-residential floor area	<input type="text" value="0"/>	sq. ft.	<input type="text" value="0"/>	%
Active recreation and/or open space	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Passive open space, wetlands, ponds	<input type="text" value=".50"/>	acres	<input type="text" value="22"/>	%
Public and private right-of-way	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Maximum coverage of buildings and structures	<input type="text" value="29664"/>	sq. ft.	<input type="text" value="30"/>	%

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

Currently we are zoned Rule Residential and are looking to change the zoning to RSO to accommodate for an RV campground.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

We have been running the campground here for about three years. Please see listed below the way we have maintained Rainbolt Utopia RV Campground is:

- Work with the City to Maintain all health and compliance regulations

- Every Monday Floaters comes and services all RV's that need pumped out.
- Every Monday Floaters cleans the Male and Female Porto potties
- We have a licensed electrician that installed our permitted RV outlets that will service our electric 27/4 for any repairs or upgrades.
- Fire extinguisher is provided maintenance yearly
- We have a weekly yard service that comes ever Friday to Mow the grass.
- We have 24/7 maintenance that fixes all plumbing issues and other items when needed.

C. Justification for the rezoning.

We have been working with the Counselman Mr. White and Rebecca regarding the zoning. I have talked with all neighbors with in a 300 ft. radius and received all go ahead but one neighbor the same neighbor that has been sending threatening letters. The counsel man also has talked to everyone in the neighbor hood and has not received any complaints but from the same person. We are assisting people that have been dislocated or lost their homes due to COVID, other circumstances that were out of THEIR control, travelers that do not want to stay at a hotel or other accommodations, Travelers/travelers working from home, elderly people that need some assistance, snowbirds, and humans looking for a safe serene RV part that is not a state part. Also, there is a need for this RV campground there is a walkway all the way from my backyard to the state forest located a small away from this property but a walk way all the way to the state forest can be incorporated. The property next to me Rainbow Riders horse equestrian was established in 1965 this property was built in 1960.

D. Phase schedule of construction (include initiation dates and completion dates):

Awaiting zoning for sewer and electrical upgrades

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) One existing single family dwelling
- (2) One existing guest house
- (3) Travel trailer parks meeting the performance standards and development criteria set forth in Section IV.C. below.
 - a. 17 RV, Van, Auto sites
 - b. 5 Primitive tent camping sites

B. Permissible Uses by Exception:

- (1) Home occupations

C. Limitations on Permitted or Permissible Uses by Exception:

- (1) The Public Health Unit shall notify the Chief of its approval from a public health perspective as to the conditions of soil, ground water level, drainage and topography

- of a travel trailer park or campground before the issuance of a permit by the Chief.
- (2) Spaces in travel trailer parks and campgrounds may be used by travel trailers, pickup campers, converted buses, tent trailers, tents or similar devices used for temporary portable housing. Permanent occupancy (occupancy for more than 120 days) for dwelling purposes in this equipment is prohibited. Spaces shall be rented by the day, week or month.
 - (3) Management headquarters, recreational facilities, toilets, showers, coin-operated laundry facilities and other uses and structures customarily incidental to the operation of a travel trailer park or campground are permitted as accessory uses.
 - (4) No space intended for occupancy under this Section shall be located so that a part intended for occupancy for sleeping purposes shall be within 50 feet of the right-of-way line of an arterial street or within 25 feet of the right-of-way line of another street.
 - (5) Twenty-five foot front, rear and side yards shall be provided for the travel trailer parks or campgrounds.
 - (6) Entrances and exits to travel trailer parks and campgrounds shall be designed for safe and convenient movement of traffic into and out of the park and to minimize marginal friction with free movement of traffic on adjacent streets. Traffic into or out of the park shall be through the entrances and exits.
 - (7) Each travel trailer park or campground shall provide adequate off-street parking, loading and maneuvering space.

D. Permitted Accessory Uses and Structures:

- (1) Communal showers, restrooms

V. DESIGN GUIDELINES

A. Lot Requirements:

- | | |
|--|---------------------------|
| (1) <i>Minimum lot area:</i> | <i>98,880 square feet</i> |
| (2) <i>Minimum lot width:</i> | <i>100 feet</i> |
| (3) <i>Maximum lot coverage:</i> | <i>35%</i> |
| (4) <i>Minimum front yard:</i> | <i>25 feet</i> |
| (5) <i>Minimum side yard:</i> | <i>25 feet</i> |
| (6) <i>Minimum rear yard:</i> | <i>25 feet</i> |
| (7) <i>Maximum height of structures:</i> | <i>35 feet</i> |
| (8) <i>Maximum lot coverage:</i> | <i>30%</i> |

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Walden Road, substantially as

shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

- (1) One (1) double faced or two (2) single faced signs not to exceed 12 square feet in area and 5 feet in height.
- (2) Directional signs shall not exceed 4 square feet in area and 4 feet in height

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the Charter of the City of Jacksonville.”

E. Recreation and Open Space: N/A

F. Utilities

Water will be provided by JEA

Electric will be provided by JEA

Currently sanitary sewer lines are provided to each camp site. A company pumps out the septic system. JEA Sewer lines have been approved through Case# 2021-0676. This will occur in Phase 2.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.