

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

August 3, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2021-344**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Deny**

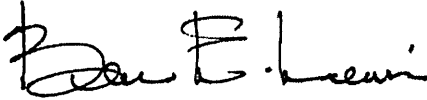
Planning Commission Recommendation: **Deny**

Planning Commission Commentary: There were no speakers in opposition. The Commissioners felt this was a good use but at the wrong location and represented commercial intrusion in a residential area.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Absent
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2021-344 TO

PLANNED UNIT DEVELOPMENT

JULY 22, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2021-344** to Planned Unit Development.

Location: 8359 Walden Road East between Collins Road and Shindler Road

Real Estate Number(s): 016068-0000

Current Zoning District(s): Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Recreation Open Space (ROS)

Planning District: Southwest, District 4

Applicant/Agent: Amie Rainbolt
8359 Walden Road East
Jacksonville, Florida 32244

Owner: Amie Rainbolt
8359 Walden Road East
Jacksonville, Florida 32244

Staff Recommendation: **DENY**

GENERAL INFORMATION

Application for Planned Unit Development 2021-344 seeks to rezone approximately 2.27 acres of land from Residential Rural-Acre (RR-Acre) to PUD. The rezoning to PUD is being sought to allow 17 RV, van or auto camp sites, 5 primitive camp sites, one existing guest dwelling and one existing single family dwelling.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

No. When applying the criteria of consistency with the 2030 Comprehensive Plan, the combined factors of the goals, objectives and policies of the plan along with the appropriate Functional Land Use Categories are used. Thus, the fact that the intensity and compatibility of the proposed commercial development does not ensure overall consistency with the 2030 Comprehensive Plan. The transition, compatibility, and intensity of uses are accomplished through appropriate zoning and are an important consideration to the welfare and sustainability of an area. This is especially important to a predominately single-family residential area when a commercial use is being introduced, as is proposed in this Planned Unit Development. Therefore, while the proposed uses are consistent with the category description of the functional land use category, the intensity and scale of the project is **not consistent** with the intent of the 2030 Comprehensive Plan.

There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan, Ordinance **2021-343 (Application L-5550-21C)** requesting to change the functional land use category of the subject property from Low Density Residential (LDR) to Recreation Open Space (ROS). The Planning and Development Department has submitted its report on the companion Small-Scale Land Use Amendment **L-5550-21C** and recommends that the same be **denied**.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

No. This proposed rezoning to Planned Unit Development is inconsistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

The proposed PUD does not provide any innovative site planning or smart growth techniques.

3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

The proposed use will encourage additional traffic into residential areas along Walden Road and Walden Road East.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

Yes. Travel trailer parks are subject to Part 4 criteria and the first criteria prohibits parks discharging traffic into a residential area.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5550-21C (Ordinance 2021-343) that seeks to amend the portion of land that is within the LDR land use category to ROS. The Planning and Development Department finds that the proposed PUD is inconsistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a RV/camping park. This proposed development will not exceed the projected holding capacity reflected in Table L-20,

Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: It is not expected the current streetscape will change if the use is approved.
- Traffic and pedestrian circulation patterns: There are two points of ingress/egress on Walden Road which will provide sufficient interior circulation.
- The particular land uses proposed and the conditions and limitations thereon: The written description does include the performance criteria set forth in Part 4.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is **not** achieved by the following:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The PUD site plan shows six RV spaces along the east boundary which abuts single family dwellings. The site plan does show a 30 foot buffer, but the buffer may not be sufficient to reduce the noise from generators or people in the RVs.
- The type, number and location of surrounding external uses: The subject site is surrounded on the east and south with single family dwellings on 75 and 80 foot wide lots.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single family dwellings Equestrian Riding Club
South	LDR	RLD-60	Single family subdivision
East	LDR	RLD-60	Single family subdivision
West	LDR	RR-Acre	Equestrian Riding Club

(6) Intensity of Development

The proposed development is inconsistent with the ROS functional land use category as a travel trailer park. The PUD is **inappropriate** at this location because it will encourage additional traffic through a residential area, create noise and odors which are not customary to residential neighborhoods.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses:
- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD:
- The existing residential density and intensity of use of surrounding lands: single family dwellings on 80 and 75 foot wide lots are adjacent to the property on the south and east sides. As mentioned earlier, the impacts from a travel trailer park are not expected in a residential area.
- The availability and location of utility services and public facilities and services: The Department of Health received a complaint for the subject property. There is only one septic system for the dwelling on the property. The Department of Health has not received applications or approved plans for a waste system. The PUD indicates that a company will maintain the septic system for the RVs. Currently tent sites are served with port-a-potties. This has the potential to create unsanitary conditions and odors without a septic system or connection to JEA sanitary sewer.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Walden Road and Walden Road East are local roads with swales on both sides. The lane width of these roads may be inadequate to handle large RVs and their turning movements.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The PUD indicates that the subject property will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

There is an existing sidewalk along the frontage of the subject property which meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on July 22, 2021, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2021-344 be **DENIED** with the following exhibits:

1. The original legal description dated April 8, 2021.
2. The original written description dated April 12, 2021.
3. The original site plan dated April 19, 2021.

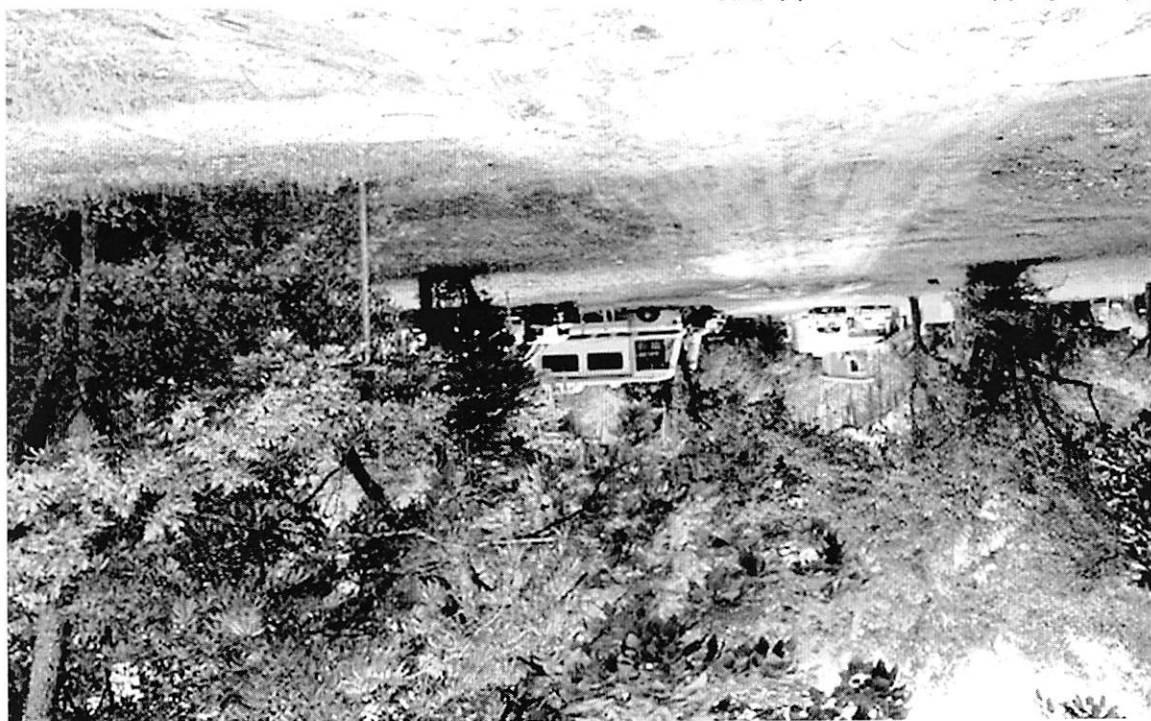


Aerial view of subject property

View of subject property with RVs



View of subject property with RVs





View of subject property with RVs.



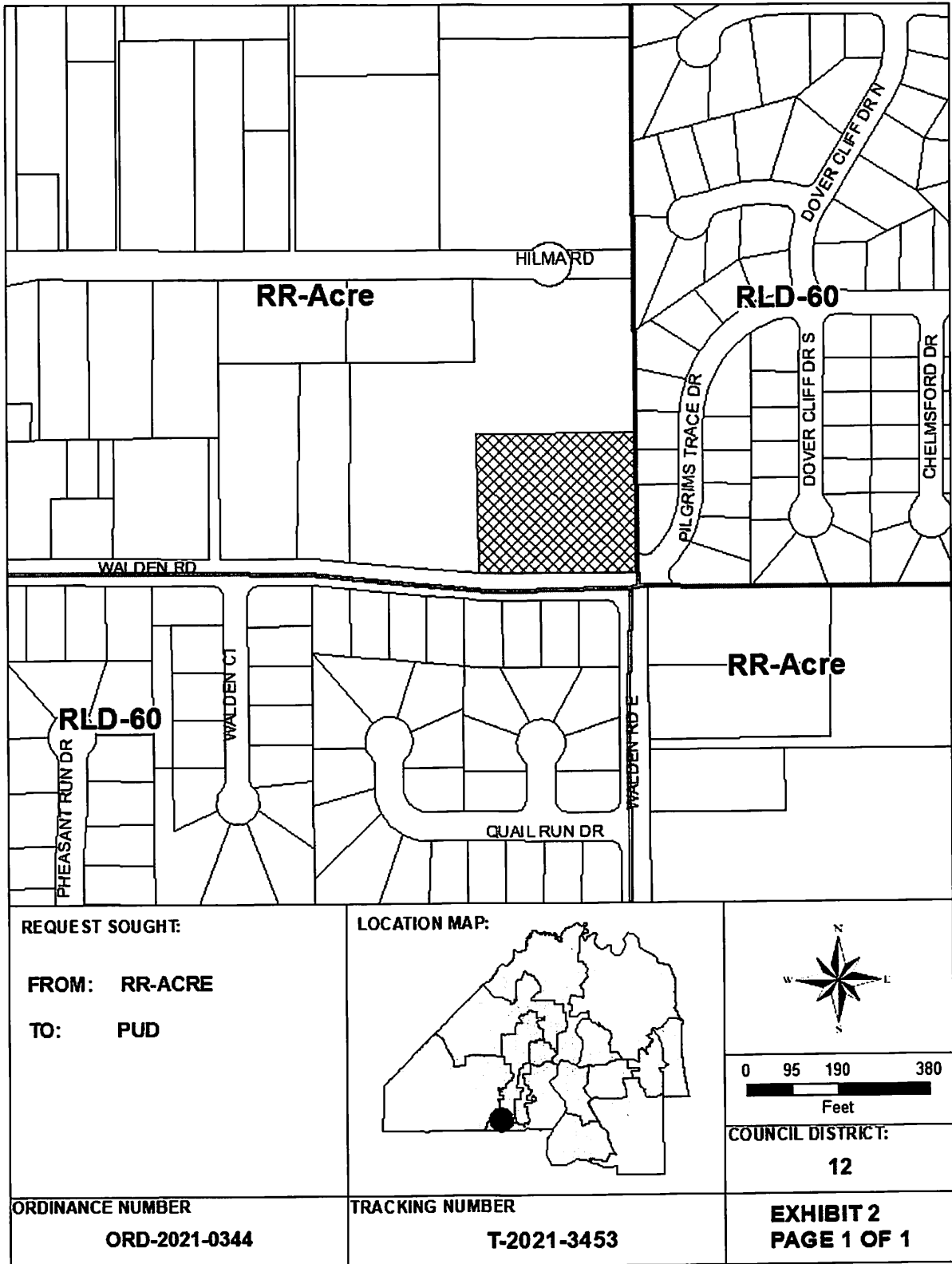
Residential dwelling adjacent to subject property



Residential dwelling across street



Adjacent private equestrian club

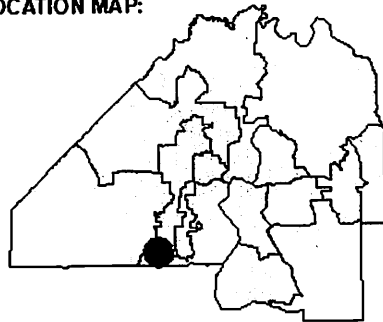


REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

12

ORDINANCE NUMBER

ORD-2021-0344

TRACKING NUMBER

T-2021-3453

EXHIBIT 2
PAGE 1 OF 1

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0344 **Staff Sign-Off/Date** BEL / 05/18/2021

Filing Date 06/02/2021 **Number of Signs to Post** 2

Hearing Dates:

1st City Council 07/27/2021 **Planning Commission** 07/22/2021

Land Use & Zoning 08/03/2021 **2nd City Council** 08/10/2021

Neighborhood Association ARGYLE AREA CIVIC ASSOC.

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3453

Application Status FILED COMPLETE

Date Started 03/29/2021

Date Submitted 04/19/2021

General Information On Applicant

Last Name	First Name	Middle Name
RAINBOLT	AMIE	R

Company Name
RAINBOLTUTOPIA

Mailing Address
8359 WALDEN RD

City	State	Zip Code
JACKSONVILLE	FL	32244

Phone	Fax	Email
8083314026	904	

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
RAINBOLT	AMIE	R

Company/Trust Name
RAINBOLTUTOPIA

Mailing Address
8359 WALDEN RD

City	State	Zip Code
JACKSONVILLE	FL	32244

Phone	Fax	Email
8083214026		

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 016068 0000	12	4	RR-ACRE	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

RR

Land Use Category Proposed?**If Yes, State Land Use Application #**

5503

Total Land Area (Nearest 1/100th of an Acre) 2.27**Development Number****Proposed PUD Name** WALDEN RV PARK**Justification For Rezoning Application**

RV CAMPGROUND NEED TO GO TO ROS I'VE BEEN WORKING WITH COUNCILMAN RANDY WHITE IN MISS REBECCA HIS SECRETARY ALSO WITH MR. PIKE PLANNING AND DEVELOPMENT AND MR. O'NEIL FIRE DEPARTMENT

Location Of Property**General Location**

27-3S-25E 2.27 PT NE1/4 OF SW1/4 RECD O/R 1132-675

House #	Street Name, Type and Direction	Zip Code
8359	WALDEN RD E	32244

Between StreetsCOLLINS RD **and** SCHINDLER ROAD**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).

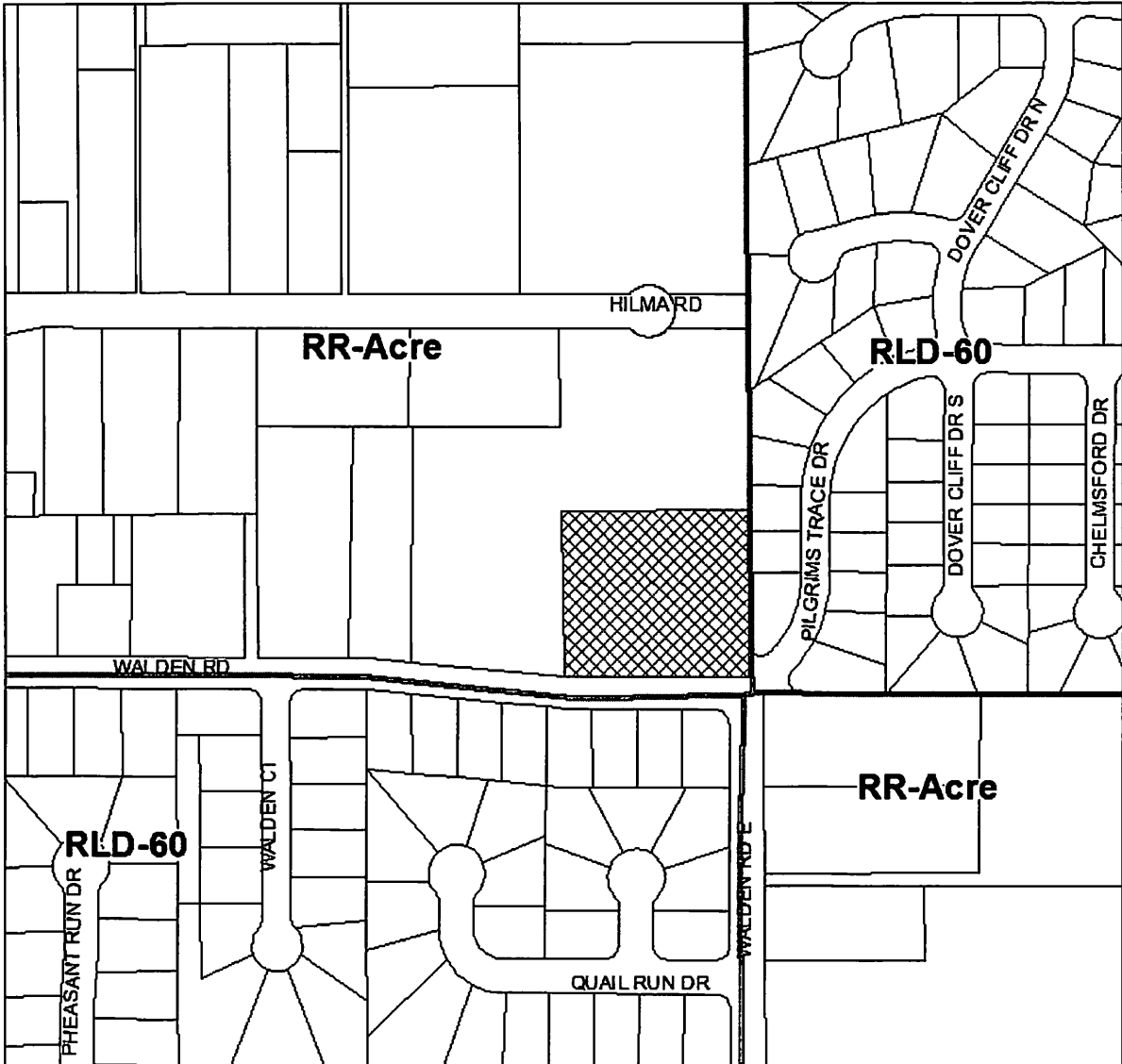
LEGAL DESCRIPTION

April 8, 2021

PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 25 EAST AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 27, TOWNSHIP 3 SOUTH, RANGE 25 EAST AND RUN THENCE NORTH ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 315 FEET; THENCE WEST AT RIGHT ANGLE TO EAST LINE A DISTANCE OF 315 FEET; THENCE SOUTH PARALLEL WITH EAST LINE 315 FEET; THENCE RUN EAST 315 FEET TO POINT OF BEGINNING, EXCEPT THAT PART LYING WITHIN WALDEN ROAD (A 60 FOOT RIGHT OF WAY) ALSO KNOWN AS COUNTY ROAD #2444.

EXCEPT PARTS IN OFFICIAL RECORDS VOLUME 3732, PAGE 142 AND OFFICIAL RECORDS VOLUME 3732, PAGE 143 AND PART IN ROADS.

REAL ESTATE NUMBER 016068-0000

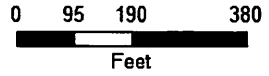
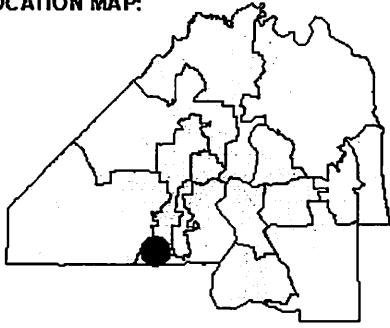


REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2021-3453

**EXHIBIT 2
PAGE 1 OF 1**

Property Ownership Affidavit - Individual

Date: 7/7/21

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 8354 Walker RD RE#(s): _____
Site # 32274

To Whom it May Concern:

I Annie Rainbolt hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for _____ submitted to the Jacksonville Planning and Development Department.

By _____

Print Name: Annie Rainbolt

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 5th day of April 2021, by Annie R. Rainbolt, who is personally known to me or who has produced FL DL as identification and who took an oath.

Jessica Benik
(Signature of NOTARY PUBLIC)

Jessica Benik
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 11/21/2022

EXHIBIT B

Agent Authorization

The Agent Authorization form is not required.

Binding Letter

Date:

City of Jacksonville
Planning and Development Department
Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

RE:

Ladies and Gentleman;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: 

Its:

G:\REG\PUF Folder\PUF Application Forms\EXHIBIT C
Binding Letter.doc

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>	<u>Gross Area</u>	<u>Heated Area</u>	<u>Effective Area</u>
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

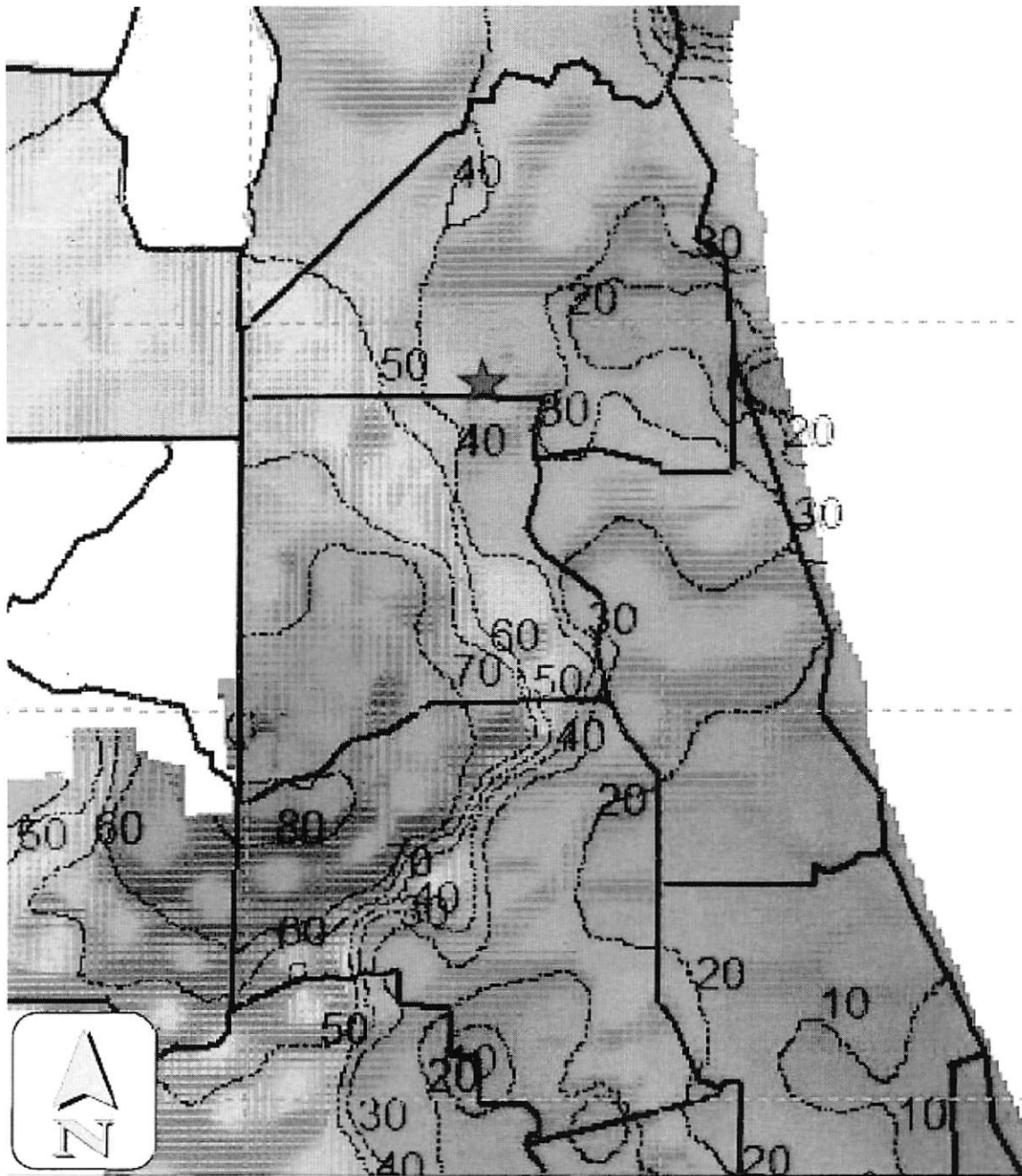
Deck	80	0	12
Total	2728	1440	1893
Element	Code	Detail	
Exterior Wall	6	6 Vertical Sheet	
Roof Struct	3	3 Gable or Hip	
Roofing Cover	3	3 Asph/Comp Shng	
Interior Wall	5	5 Drywall	
Int Flooring	12	12 Hardwood	
Int Flooring	8	8 Sheet Vinyl	
Heating Fuel	4	4 Electric	
Heating Type	4	4 Forced-Ducted	
Air 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 ACP 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 misrepresentation 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: <http://websoilsurvey.sc.egov.usda.gov>
 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, 2013

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

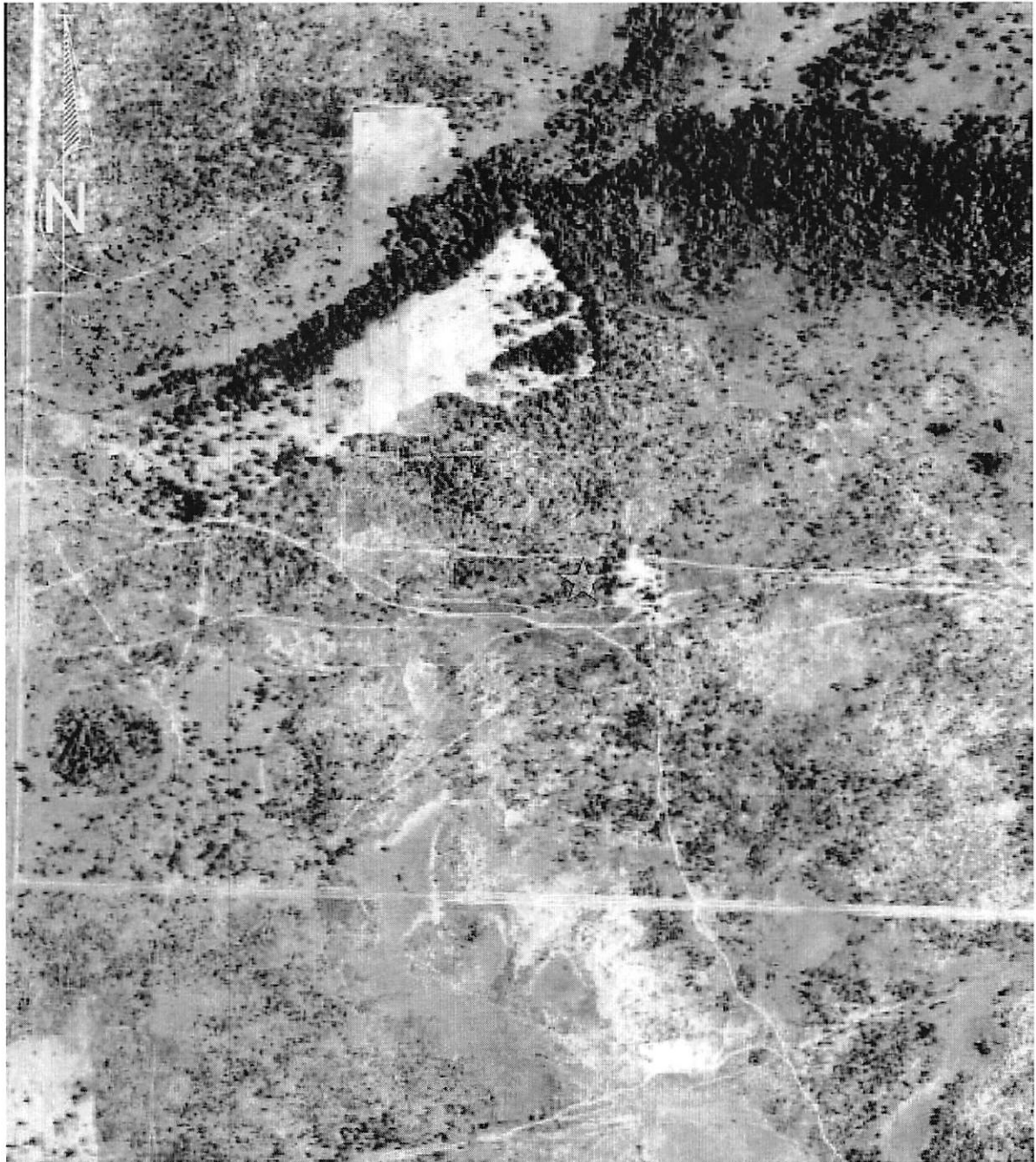
Date(s) aerial images were photographed: Jan 27, 2015—Feb 18, 2015

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.

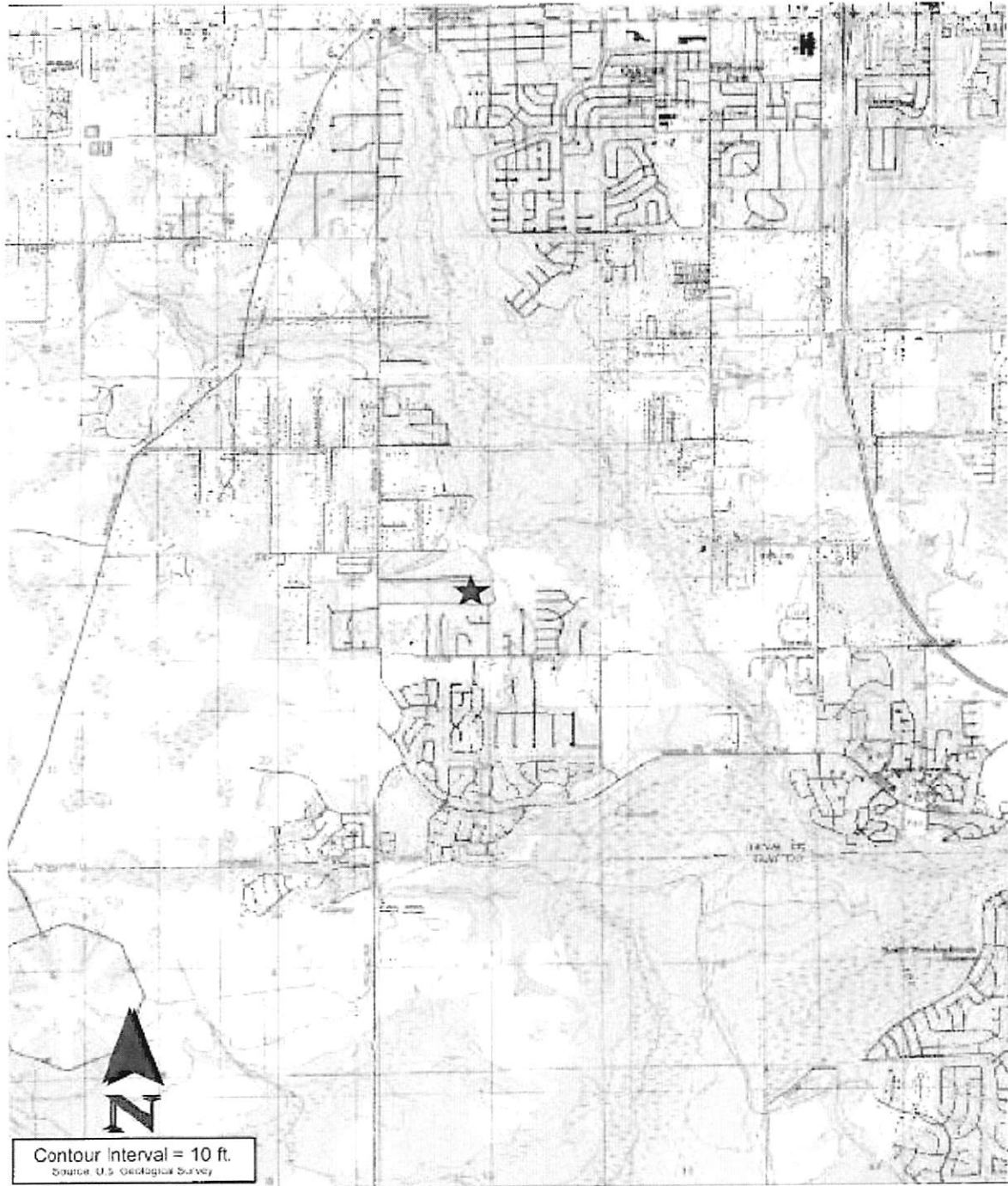
Map Unit Legend

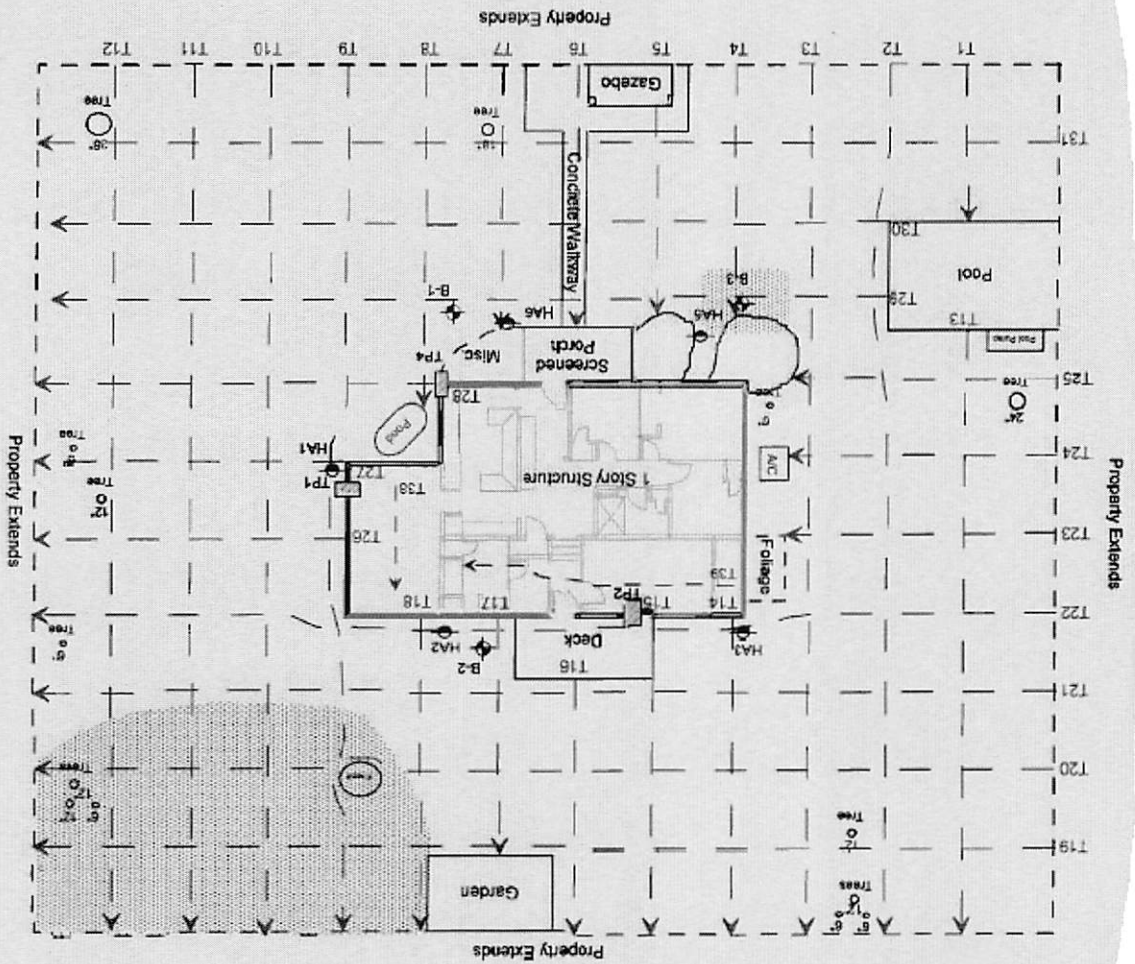
Map Unit Symbol	Map Unit Name	Acres in ACP	Percent of ACP
14	Beulgrin fine sand, 0 to 2 percent slopes	30.1	15.2%
22	Evergreen-Wisconsin II complex, depressional, 0 to 2 percent slopes	1.5	0.9%
24	Hurricane and Ridgewood soils, 0 to 5 percent slopes	4.8	2.3%
32	Leon fine sand, 0 to 2 percent slopes	5.2	2.6%
35	Lynn Haven fine sand, 0 to 2 percent slopes	0.1	0.1%
68	Pomberg fine sand, high, 0 to 2 percent slopes	70.0	35.4%
27	Surrency loamy fine sand, 0 to 2 percent slopes, frequently flooded	1.4	0.7%
71	Urban land-Leon-Doslogne complex, 0 to 2 percent slopes	66.8	33.8%
72	Urban land-Olney-Kenshaw complex, 0 to 8 percent slopes	10.3	5.2%
75	Urban land-Hurricane-Albany complex, 0 to 5 percent slopes	2.0	1.0%
Totals for Area of Interest		198.2	100.0%

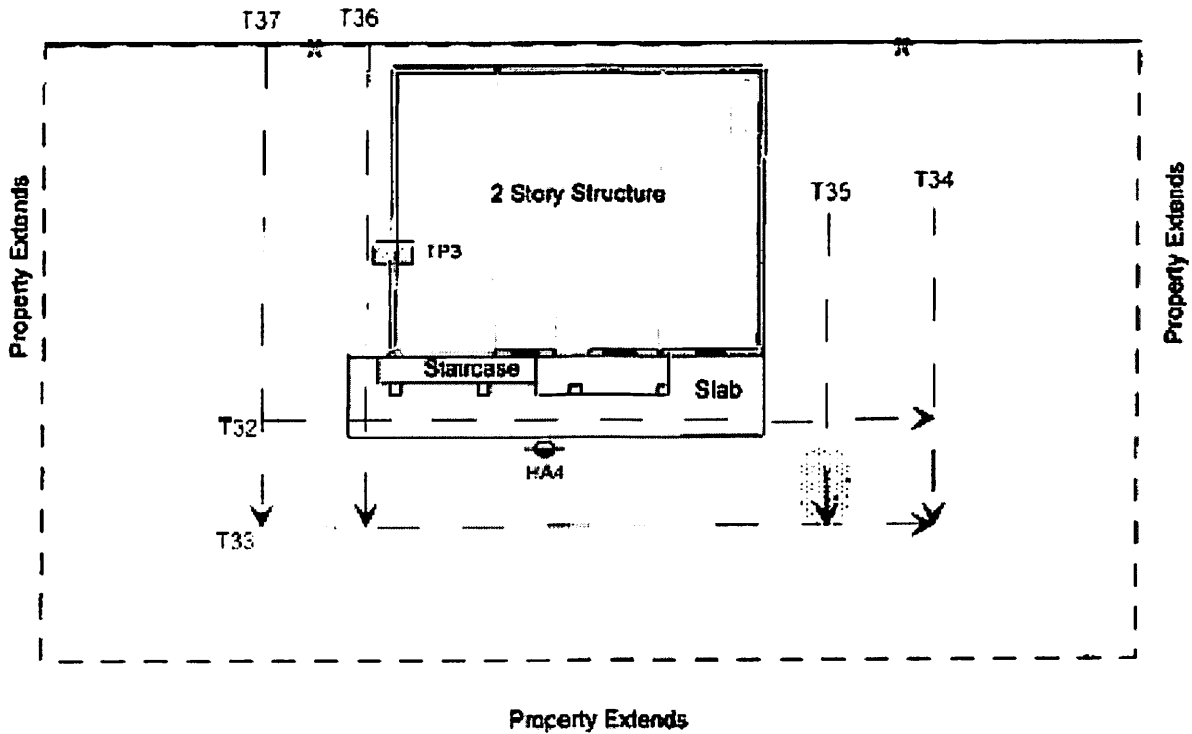
F.



G.
H. Water courses







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

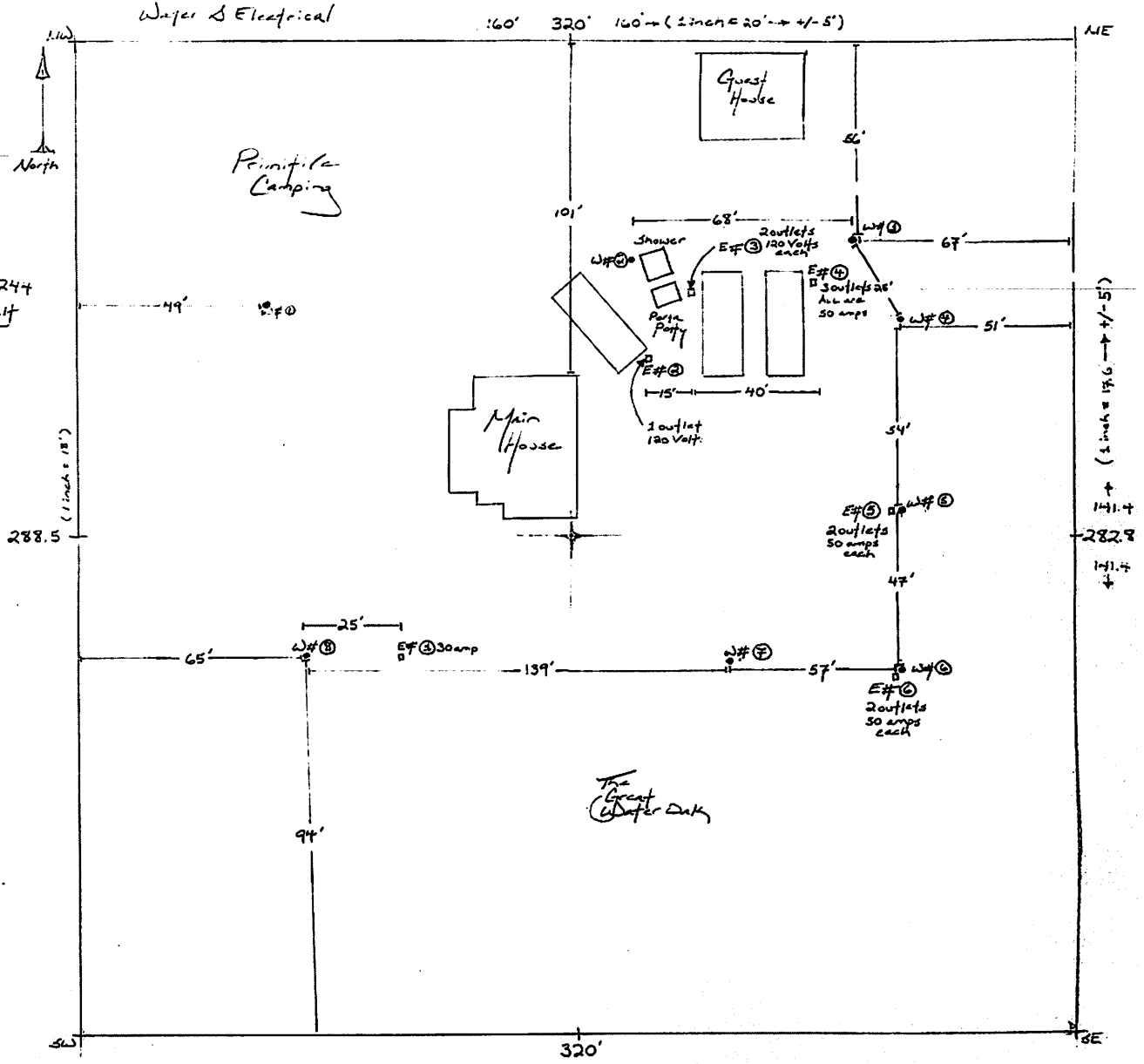
Wetlands will be permitted according to local, state and federal requirements.

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.

Rainbolt Utopia
 State Park
 RV & Campground
 8359 Walton Road
 Jacksonville Florida 32244
 908.321.4026/Owner - Arnie Rainbolt

W#s 1-8 = Water
 E#s 1-6 = Electric



SITE PLAN
 April 19, 2021

EXHIBIT F

The Land Use Table is included in Exhibit D – Written Description.

Prepared by and Return to:
Julie Douglass, an employee of
First American Title Insurance Company
1543 Kingsley Avenue, Building 5
Orange Park, Florida 32073
(904) 264-2681

File No.: 164386

Doc# 2003179339
Book: 11132
Pages: 675 - 676
Filed & Recorded
06/05/2003 12:51:26 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 9.00
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 332.50

QUIT CLAIM DEED

Made on FEBRUARY 14, 2003, by and between

Tracy A. Glidewell, A Single Person

whose address is: 550 WESLEY RD

hereinafter called the "grantor", to

Amie R Rainbolt, A Single Person

whose post office address is: **8359 Walden Road, Jacksonville, FL 32244-4833**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right title, interest, claim and demand which the said grantor has in and to, all that certain land situate in **Duval County Florida**, viz:

Part of the Northeast 1/4 of the Southwest 1/4 of Section 27, Township 3 South, Range 25 East and more particularly described as beginning at the Southeast corner of said Northeast 1/4 of the Southwest 1/4 of said Section 27, Township 3 South, Range 25 East and run thence North along the East line of said Tract A distance of 315 feet; thence West at right angle to East line a distance of 315 feet; thence South parallel with East line 315 feet; thence run East 315 feet to point of beginning, except that part lying within Walden Road (a 60 foot right of way) also known as County Road #2444. Except parts in Official Records Volume 3732, page 142 and Official Records Volume 3732, page 143 and part in roads.

Parcel Identification Number: **016068-0000**

Subject to covenants, conditions, restrictions and easements of record and taxes for the current year.

164386

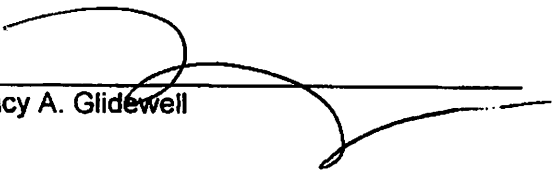
2

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

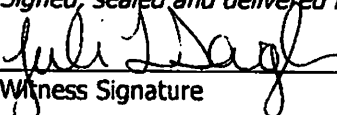
Book 11132 Page 676

To Have and to Hold , the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the party of the first part has hereunto set their hand(s) and seal(s) the day and year first above written.


Tracy A. Glidewell

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Julie L. Douglass

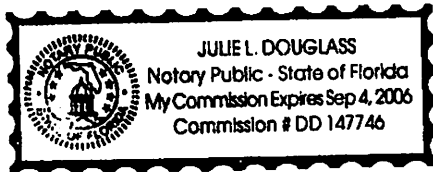

Witness Signature

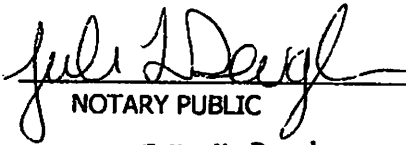
Print Name: Natalie J. Cardinal

State of Florida

County of Clay

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on FEBRUARY 14, 2003, by Tracy A. Glidewell, A Single Person, who is/are personally known to me or has/have produced a valid driver's license as identification.




NOTARY PUBLIC

Julie L. Douglass
Notary Print Name
My Commission Expires: _____