

Exhibit 3

WRITTEN DESCRIPTION

THOMPSON MILL RV PARK

December 20, 2019

I. PROJECT DESCRIPTION

- A. The project consists of +/- 45.22 acres of which 9.35 is wetland acres located at Old Kings Road, Jacksonville Florida 32254. The Major intersecting collector roads are Picketville Road and Pritchard Road. The property is owned by Warwick Jax Properties, LLC. The site is currently and historically utilized as residential, RV park and rental. This park has operated as a “motor court” and RV park at least since the 30’s.
- B. Project Engineer: North Florida Engineering Services, Inc. Chris Favre
- C. Project Developer: Warwick Jax Properties, LLC.
- D. Current Land Use Designation: LDR
- E. Current Zoning District: RLD-60 & RR-ACRE
- F. Requested Land Use ROS
- G. Requested Zoning District: PUD
- H. RE #: 083556-0200, 083560-0000, 083562-0000, 083563-0000, 083564-0000, 083578-0000, 083578-0010

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately +/- 45.22 acres of property from RLD-60 & RR-ACRE to a Planned Unit Development (PUD). A conceptual site plan of the development is attached as Exhibit “E” (the “Site Plan”) date 12-12-2019. The proposed PUD rezoning permits the Property to be developed as an RV Park of up to (292) Two hundred and ninety-two RV sites.

The subject property (Property”) is currently owned by Warwick Jax Properties LLC. and is more particularly described in the legal description attached as Exhibit 1. The Property is located between Picketville Road and Pritchard Road on Exhibit K (the Property). The property will be designated ROS in the Future Land Use Map in the City’s

Comprehensive Plan and is currently operating as a residential and RV rental Park.

A combination of fencing, buffering, wetland set aside, and landscaping requirements are provided to create this integrated community and blend the proposed development into the surrounding area. As noted on the site plan the total acreage of the RV property excluding wetlands is 36.87 acres. There are 9.35 acres of Wetland contained on the property and will be set aside as conservation as noted on the site Plan Exhibit E.

III. PUD DEVELOPMENT CRITERIA

A. Permitted Uses and Structures:

1. Parks and recreational areas and travel trailer parks.
2. Playgrounds and playfields
3. Proposed Club House with restaurant, laundry , private events, live music entertainment and recording as noted on the site plan may be expanded, as needed at a later date.
5. Open space, including natural vegetation/landscaping, waterbodies, etc.
6. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

1. Sale and service of alcoholic beverages for on-premises consumption in conjunction with a permitted use or permissible use by exception.

C. Permitted Accessory Uses and Structures:

Accessory uses and structures allowed as defined in Section 656.403 of the Zoning Code.

D. Lot Requirements

Lot requirements are based on individual RV spaces.

E. Cut-Out Parcel (RE#: 083560-0000)

Cut-Out Parcel (RE# 083560-000) as noted on the site plan will maintain legal access to a public right-of-way thru the abutting road provide.

Minimum Lots Requirements

- (1) Minimum Lot width: 30 feet
- (2) Minimum Lot depth: 70 feet

- (3) Maximum Lot coverage: N/A
- (4) Minimum setback requirements, none except all perimeter lots abutting other property will have a 25' (twenty-five foot) rear yard setback.
- (5) Minimum Lot Area- 2100 square feet
- (6) Maximum height of structure: thirty-five (35) feet

E. 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 Old Kings Road and Picketville Road, as shown on the Site plan. The final location of all access points is subject to the review and approval of the Development Services Division.

b. Within the Property internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the property, if ownership or occupancy of the property is subdivided among more than one person or entity.

(3) Pedestrian Access.

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

F. Signs

(1) The Applicant may construct one (1) double faced or two (2) single faced signs not to exceed 25 feet in area and 12 feet in height at each entrance.

G. Landscaping

Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code.

H. Recreation, Open Space and Lakes and Ponds

Buffer:

Unless otherwise approved by the Planning and Development Department, recreation open space will be provided in Sec. 656.420 of the zoning code.

Construction of the Retention Areas (including the import and export of fill) as shown by the Site Plan. provided that each Retention Area is subsequently completed so as to comply with the final engineering plans approved by the City of Jacksonville and the St. Johns River Water Management District prior to final acceptance of the portion of the Property containing such Retention Area.

I. Utilities

Each RV space will have underground electrical, water and sewer connection. The sewer is will be connected to the pump station as soon as it is built. All utility services will be provided by JEA.

J. Agricultural Classification

Portions of the property currently have an agricultural exemption and will remain the same until that portion is developed.

K. Current RV Uses

The existing RV Spaces and Homes are to remain in operation.

L. Florida Statue

This RV Park will be operated under Chapter 513 of The Florida Statues.

M. Wetlands

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, ACOE and all other local, state and federal requirements. The wetlands on this site are not impacted and will be designated as conservation land as noted on the Site Plan.

IV. DEVELOPMENT PLAN APPROVAL

With the request for verification of substantial compliance with the 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.

V. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the designated Land Use will be Recreation Open Space (ROS), which allows for the use requested in the subject PUD.

- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: The PUD provides for uses which are in compliance with the requirements of the 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from Old Kings Road and Picketville Road. All uses are for RV park.
- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with development in the area and current uses
- F. Recreation/Open Space: The PUD will provide a recreation/common area for the community as required by Part 656.420 of the Zoning Code. In addition, ponds total approximately 3.62 acres and provides additional open space.
- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction, with very little wetland impacts.
- H. Listed Species Regulations: A listed species study for the Property is not required since it is less than 50 acres in size.
- I. Off Street Parking and Loading Requirements: Parking will be provided for each site as required by Part 6 of the Zoning Code.
- J. Sidewalks, Trails and Bikeways: Sidewalks will be constructed as required by the 2030 Comprehensive Plan.
- K. Stormwater Retention: A total of 3.62 acre with three (3) ponds is proposed to be constructed on the Property and will be maintained by the Owners Association.

VI. STATEMENTS and Comparison with Conventional Zoning

The primary reason the PUD differs from conventional zoning is the set-aside and protection of the existing wetland on the property as specified by the Waterways Commission.

This PUD differs from the usual application of the Zoning code because the PUD limits the total number of RV sites available and provides guidelines for interconnectivity, and assurance of what the property usage will be. This application also defines buffers and roadway improvements to support the proposed development.

This zoning will be an RV park. All maintenance will be performed by the owner/developer of the park in accordance with state regulations. Lots will not be sold to Individuals.

Due to the nature of the clientele and the industrial nature of the market area. Many clients are long haul truckers that require a temporary RV location for short periods and individuals with medical needs or family that require proximity to health care for extended time periods. The lots will be rented monthly with a maximum of 120 days.

Justification for rezoning. At full capacity the RV park will have 292 parking spaces. The proposed zoning will allow increase sales and tax revenue for the city and generate more employees.

Recreational vehicles and park trailers placed temporarily in flood hazard areas shall: (b) Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.