

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-344**

5 AN ORDINANCE REZONING APPROXIMATELY 2.27± ACRES
6 LOCATED IN COUNCIL DISTRICT 12 AT 8359 WALDEN
7 ROAD EAST, BETWEEN COLLINS ROAD AND SHINDLER ROAD
8 (R.E. NO. 016068-0000), OWNED BY AMIE R.
9 RAINBOLT, AS DESCRIBED HEREIN, FROM RESIDENTIAL
10 RURAL-ACRE (RR-ACRE) DISTRICT TO PLANNED UNIT
11 DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND
12 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT
13 RECREATION VEHICLE CAMPGROUND USES, AS DESCRIBED
14 IN THE RAINBOLT UTOPIA RV CAMPGROUND PUD,
15 PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS)
16 SMALL-SCALE AMENDMENT APPLICATION NUMBER L-5550-
17 21C; PROVIDING A DISCLAIMER THAT THE REZONING
18 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
19 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
20 PROVIDING AN EFFECTIVE DATE.
21

22 **WHEREAS**, the City of Jacksonville adopted a Small-Scale
23 Amendment to the *2030 Comprehensive Plan* for the purpose of revising
24 portions of the Future Land Use Map series (FLUMs) in order to ensure
25 the accuracy and internal consistency of the plan, pursuant to the
26 companion land use ordinance for application L-5550-21C; and

27 **WHEREAS**, in order to ensure consistency of zoning district with
28 the *2030 Comprehensive Plan* and the adopted companion Small-Scale
29 Amendment L-5550-21C, an application to rezone and reclassify from
30 Residential Rural-Acre (RR-ACRE) District to Planned Unit Development
31 (PUD) District was filed by Amie R. Rainbolt, the owner of

1 approximately 2.27± acres of certain real property in Council District
2 12, as more particularly described in Section 1; and

3 **WHEREAS**, the Planning and Development Department, in order to
4 ensure consistency of this zoning district with the *2030 Comprehensive*
5 *Plan*, has considered the rezoning and has rendered an advisory
6 opinion; and

7 **WHEREAS**, the Planning Commission has considered the application
8 and has rendered an advisory opinion; and

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

12 **WHEREAS**, the City Council, after due notice, held a public
13 hearing, and taking into consideration the above recommendations as
14 well as all oral and written comments received during the public
15 hearings, the Council finds that such rezoning is consistent with the
16 *2030 Comprehensive Plan* adopted under the comprehensive planning
17 ordinance for future development of the City of Jacksonville; and

18 **WHEREAS**, the Council finds that the proposed PUD does not affect
19 adversely the orderly development of the City as embodied in the
20 *Zoning Code*; will not affect adversely the health and safety of
21 residents in the area; will not be detrimental to the natural
22 environment or to the use or development of the adjacent properties
23 in the general neighborhood; and the proposed PUD will accomplish the
24 objectives and meet the standards of Section 656.340 (Planned Unit
25 Development) of the *Zoning Code* of the City of Jacksonville; now,
26 therefore

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

28 **Section 1. Subject Property Location and Description.** The
29 approximately 2.27± acres (R.E. No. 016068-0000) are located in
30 Council District 12, at 8359 Walden Road East, between Collins Road
31 and Shindler Road, as more particularly described in **Exhibit 1**, dated

1 April 8, 2021, and graphically depicted in **Exhibit 2**, both of which
2 are **attached hereto** and incorporated herein by this reference (Subject
3 Property).

4 **Section 2. Owner and Applicant Description.** The Subject
5 Property is owned by Amie R. Rainbolt. The applicant is the owner,
6 Amie R. Rainbolt, 8359 Walden Road East, Jacksonville, Florida 32244;
7 (808) 321-4026.

8 **Section 3. Property Rezoned.** The Subject Property,
9 pursuant to adopted companion Small-Scale Amendment L-5550-21C, is
10 hereby rezoned and reclassified from Residential Rural-Acre (RR-ACRE)
11 District to Planned Unit Development (PUD) District. This new PUD
12 district shall generally permit recreation vehicle campground uses,
13 and is described, shown and subject to the following documents,
14 **attached hereto:**

15 **Exhibit 1** - Legal Description dated April 8, 2021.

16 **Exhibit 2** - Subject Property Map (prepared by P&DD).

17 **Exhibit 3** - Written Description dated April 12, 2021.

18 **Exhibit 4** - Site Plan dated April 19, 2021.

19 **Section 4. Contingency.** This rezoning shall not become
20 effective until 31 days after adoption of the companion Small-Scale
21 Amendment unless challenged by the state land planning agency; and
22 further provided that if the companion Small-Scale Amendment is
23 challenged by the state land planning agency, this rezoning shall not
24 become effective until the state land planning agency or the
25 Administration Commission issues a final order determining the
26 companion Small-Scale Amendment is in compliance with Chapter 163,
27 *Florida Statutes*.

28 **Section 5. Disclaimer.** The rezoning granted herein
29 shall not be construed as an exemption from any other applicable
30 local, state, or federal laws, regulations, requirements, permits or
31 approvals. All other applicable local, state or federal permits or

