

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2013-0336 TO****PLANNED UNIT DEVELOPMENT****SEPTEMBER 26, 2013**

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 **2013-0336** to Planned Unit Development.

Location 3743 Newcomb Road; on the west side of Lem Turner Road just north of Interstate 295

Real Estate Number: 019489-0000

Present Zoning District: Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Rural Residential (RR)

Proposed Land Use Category: Recreation and Open Space (ROS)

Planning District: North - 6

City Council Representative: The Honorable E. Denise Lee, District 8

Applicant/Agent: Henry Vorpe, Jr. P.E.
AVA Engineers, Inc.
8850 Goodbys Executive Drive, Suite A
Jacksonville, Florida 32217

Owner: Raymond Lane
Flamingo Lake, LLC
3640 Newcomb Road
Jacksonville, Florida 32218

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2013-0336** seeks to rezone approximately 7.93 acres of property from Residential Rural-Acre (RR-Acre) to PUD. The rezoning to PUD is being

sought to permit the extension/expansion of the existing Flamingo Lakes RV (Recreational Vehicle) Park. The proposed rezoning will allow for expansion of the park and will also allow for RV storage when guests are not on site. The approved written description indicates the site will be developed with those permitted uses, uses by exception, and permitted accessory uses allowed per the Recreation Open Space (ROS) zoning district.

The subject property is located just north of I-295 and west of Lem Turner Road; located on Newcomb Rd. which is a dead end road off of Lem Turner. The 7.93 acre subject property is vacant property owned by the same land owner as the Flamingo Lakes Recreational Vehicle (RV) Park directly south of this property.

There is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map series (FLUMs) from Rural Residential (RR) to Recreation and Open Space (ROS). The applicant is seeking these land use and rezoning (from Residential Rural-Acre (RR-Acre) to Recreation and Open Space (ROS)) applications in order to develop the property as an extension to the existing RV Park, which is zoned ROS.

Staff has recommended that companion Application for Small-Scale Land Use Amendment to the Future Land Use Map series (2013C-007) be approved.

The area surrounding the subject site is rural residential. The lots surrounding the subject site are single-family homes on lots greater than 1 acre with most of them being 4 to 6 acres.

According to the Capital Improvements Element of the 2030 Comprehensive Plan, the site is located within the "Suburban Development Area" of the City. The proposed development plans are to add up to 25 travel trailer sites.

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.

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

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that the subject property is located in the Residential Rural (RR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. However, concurrent with this Application for Rezoning, an Application for Small-Scale Land Use Amendment to Future Land Use Map Series-2030 Comprehensive Plan, i.e. Ordinance 2013-335 (Application 2013C-007) was filed requesting amendment of the

subject property's functional land use category from RR to Recreation and Open Space (ROS). The proposed use is a permitted use in the ROS Land Use Category. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

According to the Future Land Use Category Descriptions, the ROS future land use category permits travel trailer parks as a secondary use. There are only a handful of travel trailer parks located within Duval County. By providing additional RV park facilities, the Applicant and City is meeting Goal 1 of the ROS element.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

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

The written description and the site plan of the intended plan of development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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 category as identified in the Future Land Use Map series (FLUMs): Residential Rural (RR). The requested amendment of the subject property's functional land use category to Recreation and Open Space (ROS) and this proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

FLUE Policy 1.1.9 Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE Policy 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.

FLUE Policy 1.1.16 Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

1. Creation of like uses;
2. Creation of complementary uses;
3. Enhancement of transportation connections;
4. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
5. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

FLUE Policy 1.1.17 Require public and private infrastructure facilities to be located and designed in a manner that complements surrounding development.

According to the Future Land Use Category Descriptions, the ROS future land use category permits travel trailer parks as a secondary use. There are only a handful of travel trailer parks located within Duval County. By providing additional RV park facilities, the City is meeting Goal 1 of the ROS element.

The proposed amendment is consistent with the established pattern of development in the area, containing large parcels of land and an existing RV park. It promotes the creation/expansion of like and complementary uses, and the applicant proposes an enhancement of transportation connections. Newcomb Road is a "local" roadway with a 60 foot right of way. Currently the road is approximately 16 feet wide except for the first 700 feet near the intersection of Lem Turner Rd. which is 22 feet wide. The owner and applicant were made aware of the concerns about the width of the road, and this proposed PUD rezoning will provide for roadway improvements to Newcomb Road which will consist of widening Newcomb Road - from the existing park entry to the subject site - to a width of 22 feet. With this, the PUD rezoning request will mitigate for any increased RV traffic on this narrow local road, as well as providing other appropriate measures such as transitional buffering and setback areas and landscaping requirements between uses.

(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 the expansion of an existing RV park/commercial development and no residential use is proposed. 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 with specific reference to the following:

The use and variety of building groupings: The site plan shows 25 RV lots, alternating on opposite sides of the road with a 25 feet wide landscape buffer around the perimeter of the property. This will be an expansion of the existing adjacent RV Park to include RV sites and RV storage/ parking if guests are not remaining onsite.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The uses listed in the written description are those in the ROS zoning district and the ROS future land use category; which permits travel trailer parks as a secondary use. There are a limited number (five) of travel trailer parks located within Duval County, and by providing an additional RV park facility with appropriate transitional buffering and setback areas and landscaping between uses, the Applicant and City is meeting Goal 1 of the ROS element. The addition/expansion of this use will not create any adverse impacts to the existing uses in the area.

(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 achieved by the following:

The type, number and location of surrounding external uses: The proposed development contains appropriate mitigation measures such as the Newcomb Rd. improvements, transitional buffering and setback areas, and landscaping requirements between uses. The proposed RV park is consistent with the adjacent Residential Rural uses, as the existing RV Park is an established part of this neighborhood.

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(s)
North	RR	RR-Acre	Single-family homes, Vacant land
East	RR	RR-Acre	Single-family homes, Vacant land
South	ROS	ROS	Flamingo Lake RV Park
West	RR	RR-Acre	Single-family homes/Vacant land

The proposed Future Land Use Map amendment from Rural Residential (RR) to Recreation and Open Space (ROS) and a rezoning from Residential Rural-Acre (RR-Acre) to Recreation and Open Space (ROS) in order to develop the property as an extension of the Flamingo Lake RV Park is in keeping with the established pattern of development in the area. The existing RV Park is an established use containing all of the property on the southern side of Newcomb Road, zoned ROS. It is bordered by Interstate 295 on the south, Lem Turner Road on the east, and Newcomb Road on the north. The remaining portion of Newcomb Road surrounding the subject site contain single-family homes on lots greater than 1 acre; with most of them being 4 to 6 acres in size.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The PUD lists three items that are reasons for a recommendation of approval:

- (a) 25' Landscape buffers around perimeter with a 6' privacy fence and tree plantings adjacent to residential zonings
- (b) Roadway improvements to Newcomb Road will consists of widening of Newcomb Road from the existing park entry to the subject site to a width of 22 feet.
- (c) Lot requirements are based on 25 individual RV spaces. No individual subdivided lots.

These proposed rezoning conditions involve a “master” landscape buffer for all boundaries adjacent to residential uses, a limitation on the size of the proposed RV park expansion and roadway/infrastructure improvements that will improve Newcomb Road overall.

(6) Intensity of Development

The proposed development is consistent with the ROS functional land use category as a commercial development/RV park. The current park is at full capacity with 285 RV sites and 4 modular “cabins” that are one wheels. The proposed PUD rezoning will allow for an expansion of the existing park, providing more availability for guests and also allowing for RV storage when guests are not on site.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. A recreation area is not required.

(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 site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 13, 2013, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2013-0336** be **APPROVED with the following conditions:**

1. The subject property is legally described in the original legal description dated August 5, 2013.
2. The subject property shall be developed in accordance with the original written description dated August 5, 2013.
3. The subject property shall be developed in accordance with the original site plan dated August 6, 2013.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated September 18, 2013 or as otherwise approved by the Planning and Development Department.
5. The development shall provide a twenty-five feet wide (25') Landscape buffer around perimeter of the site with a minimum six feet (6') tall eighty-five percent opaque (85%) privacy fence and one, minimum two-inch (2") caliper tree every twenty-five feet where adjacent to residential zoning districts.
6. Lot requirements are based on 25 individual RV spaces. No individual subdivided lots.



Aerial view of the subject site



The subject site facing north from Newcomb Rd.



The subject site facing north from Newcomb Rd.



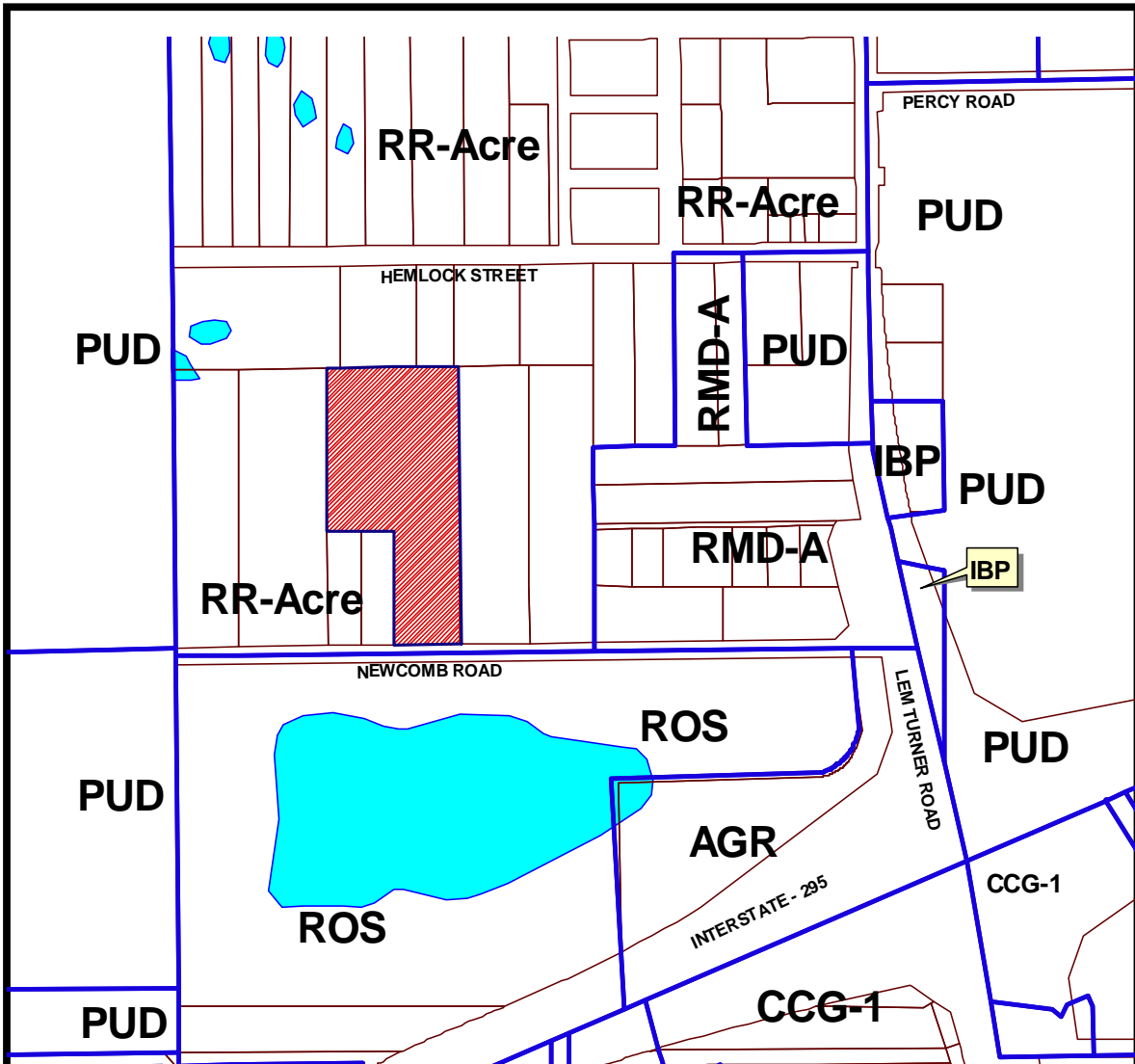
The subject site on the right facing west along Newcomb Rd.



The subject site ahead on the right facing west along Newcomb Rd.



Facing west from the subject site to the dead end of Newcomb



<p>REQUEST SOUGHT:</p> <p>FROM: RR-Acre</p> <p>TO: PUD</p>		<p>N W E S</p> <p>0100 Feet</p> <p>COUNCIL DISTRICT: 8</p> <p>ORDINANCE -2013-0336</p> <p>FILE COPY</p>
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September 18, 2013

MEMORANDUM

TO: Andy Hetzel, City Planner II
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Flamingo Lakes PUD**
PUD R-2013-0336

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments:

1. Development Services Division Chief, Mike Sands, requires the widening of Newcomb Rd to 22 feet in width from the first/east existing driveway to the west property line of this PUD parcel.
2. Driveway to Newcomb shall be a minimum of 24 feet in width and a maximum of 36 feet in width.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.

PLANNED UNIT DEVELOPMENT

Application For Rezoning To Conventional Zoning District**Planning and Development Department Info****Ordinance #** 2013-0336 **Staff Sign-Off/Date** AH / 05/08/2013**Filing Date** 05/08/2013 **Number of Signs to Post** 2**Hearing Dates:****1st City Council** 09/24/2013 **Planning Comission** 09/26/2013**Land Use & Zoning** 10/01/2013 **2nd City Council** N/A**Neighborhood Association** N/A**Neighborhood Action Plan/Corridor Study** N/A**Application Info****Tracking #** 309 **Application Status** PENDING**Date Started** 01/17/2013 **Date Submitted** 01/18/2013**General Information On Applicant****Last Name** VORPE, JR. P.E. **First Name** HENRY **Middle Name** A.**Company Name**

AVA ENGINEERS, INC.

Mailing Address

8850 GOODBYS EXECUTIVE DR., SUITE A

City	State	Zip Code
JACKSONVILLE	FL	32217
Phone	Fax	Email
9047303223	9047303226	FRONTDESK@AVAENGINEERS.COMCASTBIZ.NET

General Information On Owner(s) **Check to fill first Owner with Applicant Info****Last Name** LANE **First Name** RAYMOND **Middle Name****Company/Trust Name**

FLAMINGO LAKE LLC

Mailing Address

3640 NEWCOMB RD

City	State	Zip Code
JACKSONVILLE	FL	32218
Phone	Fax	Email
9047660672	9047834124	PPKEENER92@AOL.COM

Property Information**Previous Zoning Application Filed For Site?** **If Yes, State Application No(s)**

Map RE#	Council District	Planning From Zoning District	From Zoning District(s)	To Zoning District

Map	019489 0000 8	6	RR-ACRE	PUD
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Ensure that RE# is a 10 digit number with a space (##### #)

Land Use Category Proposed?

If Yes, State Land Use Application #

2013C-007

Land Use Category

Recreation and Open Space

Total Land Area (Nearest 1/100th of an Acre) 7.93

Justification For Rezoning Application

EXTENSION OF EXSITING RV PARK LOCATED ACROSS THE STREET

Location Of Property

General Location

LOCATED ON NEWCOMB RD, WEST OF LEM TURNER RD, AND NORTH OF THE I-295 WEST

House #	Street Name, Type and Direction	Zip Code
3743	NEWCOMB RD	32218

Between Streets

LEM TURNER RD and NEWCOMB RD

Required Attachments For Formal, Complete application

The following items must be attached to each 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 for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

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

- One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
7.93 Acres @ \$10.00 /acre: \$80.00
- 3) Plus Notification Costs Per Addressee
10 Notifications @ \$7.00 /each: \$70.00
- 4) Total Rezoning Application Cost: \$2,150.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

August 5, 2013

33-1N-26E J P TURNERS S/D PT N1/2 OF S/W ¼ LOT 6, LOT 7 (EX PT RECD)

EXHIBIT A

Property Ownership Affidavit

Date: 1/17/13

City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

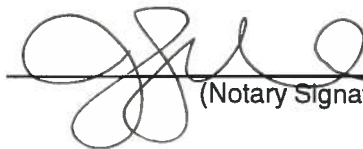
I, Raymond Lane hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for a Small Scale Land Use Amendment and Companion Rezoning to ROS, submitted to the Jacksonville Planning and Development Department.



(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 18th day of January (month), 2013 (year) by Raymond Lane who is personally known to me or has produced _____ as identification.



(Notary Signature)



EXHIBIT B

Agent Authorization

Date: 1/17/13

City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

3743 Newcomb Rd, Jacksonville, Florida 32218

Gentleman:

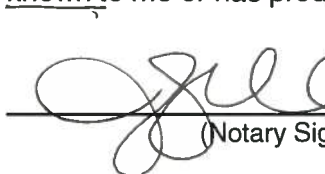
You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Henry A. Vorpe, Jr. – AVA Engineers, Inc. act as agent to file application(s) for a Conventional Rezoning to ROS for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.



(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 18th day of January (month), 2013 (year) by Raymond Lane, who is personally known to me or has produced _____ as identification.



(Notary Signature)



EXHIBIT C

Binding Letter

Date: August 15, 2013

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: Raymond L. Lane
Flamingo Lake, LLC
Its: Manager

Exhibit D

WRITTEN DESCRIPTION

Flamingo Lake RV Resort

8/5/13

I. PROJECT DESCRIPTION

- A. The project consists 7.93 acres located at 7943 Newcomb Road, Jacksonville Florida 32218. The major interesting streets are I-295 and Lem Turner Road. The property is owned by Flamingo Lake RV Resort and currently, the site is vacant. The proposed use to create an extension of the existing RV Park that lies directly across Newcomb Rd.
- B. Project Architect/Planner: NA
- C. Project Engineer: AVA Engineers, Inc. - Henry A. Vorpe, Jr., P.E.
- D. Project Developer: Flamingo Lake RV Resort
- E. Current Land Use Category: RR
- F. Current Zoning District: RR Acre
- G. Requested Zoning District: PUD
- H. Requested Land Use Category: ROS
- I. Real Estate Number(s): 019489 0000

II. QUANTITATIVE DATA

- A. Total Acreage: 7.93 acres
- B. Total number of dwelling units by each type: NA
- C. Total amount of non-residential floor area: NA
- D. Total amount of recreation area: N/A
- E. Total amount of open space: N/A
- F. Total amount of public/private rights of way: NA

- G. Total amount of land coverage of all buildings and structures: No permanent structures onsite 1200 sq. ft. RV sites with concrete pads only
- H. Phase schedule of construction (include initiation dates and completion dates): One Phase to Begin October 2013 and be Completed January 2014

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code? The PUD limits the total numbers of sites available to the site, provides guidelines for interconnectivity, and provides assurance of what the property usage will be. This application will also define buffers and roadway improvements required to support the proposed development.
- 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. This zoning will be an expansion of the existing adjacent RV Park to include RV sites and RV storage/ parking if guests are not remaining onsite. All maintenance will be performed by the owner/ developer of the park in accordance with state regulations. The length of stay is per zoning code. There are no agreements or contracts with guests that extend past a one month stay.
- C. Justification for the rezoning. The current park is at full capacity with 285 RV sites and 4 modular “cabins” that are one wheels. The proposed rezoning will allow for expansion of the park, availability for more guests, increase sales and tax revenue for the city and generate more employees. The expansion will also allow for RV storage when guests are not on site.

IV. USES AND RESTRICTIONS

All permitted uses, uses by exception, and permitted accessory uses are based on the ROS zoning district.

- A. Permitted Uses: Permitted uses and structures.

- (1) Dude ranches, riding academies or boarding stables, if structures for the housing of animals are not located within 100 feet of a property line.
- (2) Private camps, camping grounds, parks and recreational areas and travel trailer parks.
- (3) Playgrounds and playfields.
- (4) Country clubs, private clubs and golf courses meeting the performance standards and development criteria set forth in Part 4.
- (5) Rifle, shotgun or pistol shooting ranges, field archery ranges, golf driving ranges and par-three golf courses.
- (6) Marina, bait and tackle shops, commercial hunting or fishing camps. (7) Fairgrounds.

- (8) Open space, including natural vegetation/landscaping, water-bodies, etc.
- (9) 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 or off-premises consumption in conjunction with a permitted or permissible use by exception.
- (2) Race tracks for animals or vehicles.
- (3) Ball parks, stadiums and arenas, etc.
- (4) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception: NA

D. Permitted Accessory Uses and Structures: See Section 656.403 including storage for RV's

V. DESIGN GUIDELINES

A. Lot Requirements: Lot requirements are based on 25 individual RV spaces. No individual subdivided lots

- (1) *Minimum lot area:* NA
- (2) *Minimum lot width:* NA
- (3) *Maximum lot coverage:* NA
- (4) *Minimum front yard:* NA
- (5) *Minimum side yard:* Side yards will have a 25' landscape buffer with 6' high wall (Wood or PVC)
- (6) *Minimum rear yard:* Rear yard will have a 25' landscape buffer with 6' high wall (Wood or PVC)
- (7) *Maximum height of structures:* 35 feet

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 an entry way off Newcomb Road as shown on site plan, 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.
- b. Roadway improvements to Newcomb Road will consists of widening of Newcomb Road from the existing park entry to the subject site to a width of 22 feet.
- c. 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 with directional signs .

C. Signs: No signage on new site is proposed. All signage is located on existing park.

- (1) One (1) double faced or two (2) single faced signs not to exceed _____feet in area and____ feet in height.
- (1) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Such freestanding signs shall be of a _____monument style or as otherwise approved by the Planning and Development Department, not to exceed ___ feet in height.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) Directional signs shall not exceed 4 square feet in are and 4 feet in height

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space: 25' Landscape buffers around perimeter with a 6' privacy fence and tree plantings adjacent to residential zonings

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

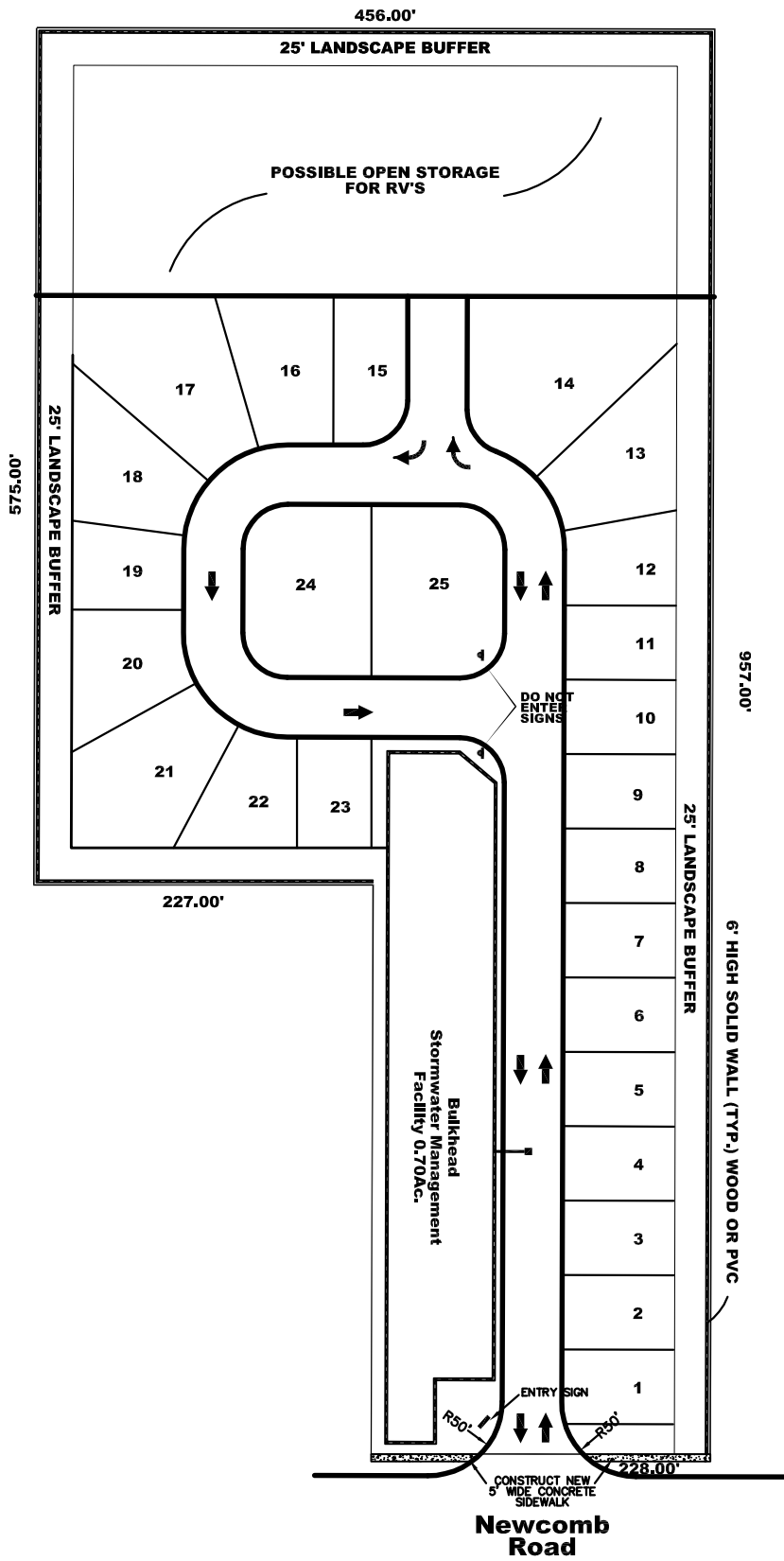
G. Wetlands

No wetlands are present onsite

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.

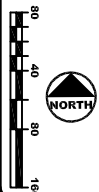
SITE PLAN



August 6, 2013

Existing Flamingo
Lakes RV Park

Exhibit 3
Page 1 of 1



<p>DATE: 08-01-13 DESIGNER: HAV JOB #.: 13-002 DRAWN: MSB SCALE: 1"=80' SHEET: 1</p>	<p>Flamingo Lakes RV Park</p> <p>Site Plan</p> <p>Duval County Florida</p>	<p><small>THESE PLANS OR ANY PART THEREOF ARE HEREBY OFFERED TO THE PUBLIC FOR REVIEW AND COMMENT. THE USER OF THESE PLANS ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY THAT MAY BE CAUSED BY THE USE OF THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</small></p>	<p>AVA ENGINEERS, INC. Commercial Residential Marine Florida Certificate No. 00008161 3863 20039/9 OCCUPANCY, STATE 4 JACKSONVILLE, FLORIDA 32209 P.O. BOX 733-3223 P.O. BOX 733-3223 Murray A. Hester, Jr., No. 43348</p>	<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>
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EXHIBIT F

PUD Name

Flamingo Lake

Date

16/8/2013

Land Use Table

Total gross acreage	7.93	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial	1.88	Acres	24 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0.92	Acres	11 %
Passive open space, wetlands, pond	0.7	Acres	9 %
Public and private right-of-way	1.18	Acres	15 %
Maximum coverage of non-residential buildings and structures	0	Sq. Ft.	

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

WARRANTY DEED

THIS INDENTURE made to be effective as of the ^{23rd} day of April, 2010, between **WRF, INC.**, a Florida corporation, the address for which is 537 Lane Avenue North, Jacksonville, Florida 32254, party of the first part, and **FLAMINGO LAKE, LLC**, a Florida limited liability company, the address for which is 3640 Newcomb Road, Jacksonville, Florida 32218, party of the second part.

WITNESSETH:

That the said party of the first part, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency whereof being hereby acknowledged, has granted, bargained and conveyed to the said party of the second part, its successors and assigns forever, the following described lands, situate, lying and being in Duval County, Florida:

Lots 6 and 7, J. P. TURNER'S SUBDIVISION of the North ½ of the Southwest 1/4 of Section 33, Township 1 North, Range 26 East, according to plat thereof recorded in Deed Book 1110, Page 375, of the public records of Duval County, Florida, EXCEPT the Southernmost 2 acres of Lot 7.

Real Property Parcel ID No.: 019489-0000

SUBJECT TO easements, covenants and restrictions of record and taxes assessed subsequent to December 31, 2009; provided, however, this reference will not serve to reimpose any such easements, covenants or restrictions.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned, on behalf of the party of the first part, has hereunto set his hand and seal on the day and year first above written.

Signed and Sealed in Our Presence:

WRF, INC., a Florida corporation

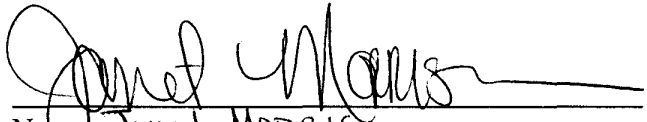
Sign: Janet Morrison
Print Name: Janet MORRISON

By: Raymond L. Lane
Raymond L. Lane, President

Sign: Gwen L. Carrigan
Print Name: Gwen L. Carrigan

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22nd day of April, 2010, by **Raymond L. Lane, President of WRF, INC., a Florida corporation**, on behalf of the corporation, [notary check appropriate box]: who is personally known to me or [] who has produced a _____ (state) driver's license (No. _____) as identification.


Name: Janet Morrison
NOTARY PUBLIC, State of Florida

Commission Expires: DD 844 592

00242447

