

# WRITTEN DESCRIPTION

**Bridle Creek RV PUD  
RE# 002275-0005 (portion)**

**April 17, 2025**

## I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 49.87 acres of property from PUD to PUD. The parcel is located on the south side of Wells Road, east of Yellow Water Road. The property is currently owned by Yellow Water Land Holdings, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. The property currently has a land use designation of RR and is zoned as a PUD. The property is the subject of a companion FLUM amendment application to AGR. The property is currently vacant. Surrounding uses include: AGR-III/AGR & AGR-IV/AGR to the north; RR/PUD to the south; and AGR-IV/AGR & PBF/PBF-1 to the East and RR/AGR, AGR-III/AGR & AGR-IV/AGR to the West.

**Project Name:** Bridle Creek RV PUD

**Project Architect/Planner:** ETM

**Project Engineer:** ETM

**Project Developer:** Yellow Water Land Holdings, LLC

## II. QUANTITATIVE DATA

**Total Acreage:** 49.87 acres

**Total number of dwelling units:** N/A

**Total amount of non-residential floor area:** up to 17,500 s.f

**Total amount of recreation space:** 49.87

**Total amount of open space:** 49.87

**Total amount of public/private rights of way:** N/A

**Total amount of land coverage of all residential buildings and structures:**

**Phase schedule of construction (include initiation dates and completion dates)**

Single phase construction to be completed by TBD

### III. USES AND RESTRICTIONS

#### A. Permitted Uses:

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, private camps, country clubs, golf courses, parks, camping grounds and recreational areas and travel trailer parks.
2. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
3. All AGR uses permitted or permissible in the AGR land use category
4. Uses accessory to and complementary with a travel trailer park

#### B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

### IV. DESIGN GUIDELINES

#### A. Lot Requirements:

Minimum lot area: 0

Minimum lot width: 0

Maximum lot coverage by all building: 0

Minimum front yard: 0

Minimum side yard: 0

Minimum rear yard: 0

Maximum height of structures: 0

#### 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 Wells Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- b. Within the Property, internal access shall be provided as generally shown on the conceptual site plan.

(3) *Pedestrian Access.*

- a. Development is a travel trailer park intended to be rustic, therefore pedestrian access will be unimproved.

**C. Signs.** – For Each Phase

- (1) Two (2) double faced or two (2) single faced signs not to exceed sixty (60) square feet in area for each face or sign and eight (8) feet in height, which shall be a monument sign with nonilluminated or externally illuminated only.
- (2) Directional signs shall not exceed twelve (12) square feet.

**D. Landscaping:**

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

**E. Recreation and Open Space:**

The site shall comply with the requirements of the Zoning Code for recreation and open space.

**F. Utilities**

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

**G. Wetlands**

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

**V. 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.

## **VI. STATEMENTS**

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

The Zoning Code contemplates lot requirements, whereas the travel trailer park use does not, and therefore the PUD differs from the usual application to provide development of the unique use.

### **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.**

The facilities will be operated and maintained by the owner.

## **XI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

A. Is compatible with land uses in the general rural vicinity