

PUD WRITTEN DESCRIPTION
BRANDY BRANCH PUD
October 27, 2025

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 3.69 acres of property to permit commercial development on the property located at 0 New Brandy Branch Road and 0 Brandy Branch Road (RE#s 000888 0020, 000901 0000, 000891 0000, 000903 0010, and 000902 0000) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the CGC and AGR land use categories, the Rural Development Area, and is zoned CCG-1 and AGR.

The Property is just north of the I-10 and US 301 interchange and is adjacent to a Love’s Truck Stop. Although undeveloped, the Property is well situated for commercial uses with proximity to two (2) highways and frontage on Brandy Branch Road. A companion land use application is filed with this PUD requesting CGC land use and CN land use on the western-most parcel due to its proximity to residential. Likewise, the Site Plan depicts two (2) bubble plans with CCG-1 uses and CN uses on the western-most parcel.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	AGR/CGC	AGR/CCG-1	New Brandy Branch Road/Single-family
East	CGC	CCG-1	US 301
South	AGR/CGC	AGR/CCG-1	Love’s Truck Stop
West	AGR	AGR	Single-family

- B. Project name: Brandy Branch PUD.
- C. Project engineer: Goodson Bergen and Associates.
- D. Project developer: New Brandy Branch Rd LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: AGR and CGC.
- G. Current zoning district: AGR and CCG-1.
- H. Requested land use designation: CGC and CN.

I. Requested zoning district: PUD.

J. Real estate numbers: 000888 0020, 000901 0000, 000891 0000, 000903 0010, and 000902 0000.

II. QUANTITATIVE DATA

A. Total acreage: 3.69 acres.

B. Maximum amount of commercial square feet: 3.69 acres.

III. STATEMENTS

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

This PUD permits the CCG-1 and CN uses in the corresponding area of the Site Plan. Indoor facilities operated by a licensed pari mutuel permitholder and other certain intensive commercial and multi-family uses permitted within the CN and CCG-1 zoning districts are prohibited. Drive-thrus are permitted on the Property. Yards that abut existing residential uses are increased to a minimum of twenty-five (25) feet. The maximum height for the CCG-1 area is forty-five (45) feet and may be increased one (1) foot for each foot the building is setback from the minimum required yard. Commercial access is prohibited to New Brandy Branch Road. Landscaping will be determined on a Property-wide basis, except that landscaping will be left in its natural state within the ten (10) foot uncomplementary buffer along boundaries that abut existing single-family residences.

B. Explanation of proposed deviations or waivers.

Indoor facilities operated by a licensed pari mutuel permitholder are prohibited to ensure compatibility with the surrounding area. The Property is well suited for drive-thru uses based on its proximity to the I-10 and US 301 interchange. Yards have been increased to ensure adequate buffering from residential. The base maximum height for the CCG-1 area is reduced from sixty (60) feet to forty-five (45) feet to ensure compatibility with the nearby residential and requires additional setbacks to increase in height. Commercial access is prohibited to New Brandy Branch Road to maintain the residential character of that road. Landscaping is determined on a Property-wide basis to provide flexibility in the development and subdivision of the Property. The uncomplementary use buffer will be maintained in its natural condition to provide better screening than what is ordinarily required under Part 12.

C. 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.

Owner, a POA, and/or similar entity will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses for Bubble with “CCG-1 Uses”:

1. Commercial retail sales and service establishments, including restaurants with drive-thru.
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
4. Hotels and motels.
5. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, and similar uses.
6. Art galleries, museums, community centers, dance, art or music studios.
7. Vocational, trade or business schools and similar uses.
8. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
9. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
10. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
11. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
12. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
13. Express or parcel delivery offices and similar uses (but not freight or truck terminals).

14. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
15. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
16. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
17. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
18. Churches, including a rectory or similar use.
19. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
20. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
21. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
22. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
23. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
24. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code.

C. Permissible Uses by Exception:

1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
3. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
4. Auto laundry or manual car wash.
5. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
6. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
7. Private clubs.
8. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
9. Billiard parlors.
10. Schools meeting the performance standards and development criteria set forth in Part 4.
11. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
12. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

D. Permitted Uses for Bubble with “CN Uses”:

1. Medical and dental or chiropractor offices and clinics (but not hospitals).
2. Professional and business offices.
3. Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.
4. Service establishments such as barber or beauty shops, shoe repair shops.

5. Restaurants.
 6. Banks and financial institutions, travel agencies and similar uses.
 7. Libraries, museums and community centers.
 8. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
 9. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
 10. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
 11. Employment office (but not a day labor pool).
 12. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
 13. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
 14. Drive thru facilities in conjunction with a permitted or permissible use or structure.
- E. Permitted accessory uses and structures:
1. As permitted in Section 656.403 of the Zoning Code.
- F. Permissible uses by exception:
1. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
 2. Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.
 3. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
 4. An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.

5. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
6. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
7. Day care centers meeting the performance standards and development criteria set forth in Part 4.
8. Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.
9. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.
10. Auto Laundry, meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width and area: None.
2. Maximum lot coverage by all buildings (to be determined based on entire bubble for each respective area):
 - a. CCG-1 Bubble: None, except as otherwise required for certain uses. Impervious surface ratio not to exceed eighty-five percent (85%).
 - b. CN Bubble: 50 percent (50%). Impervious surface ratio not to exceed eighty-five percent (85%).
3. Minimum yard requirements:
 - a. CCG-1 Bubble:
 - i. Front (boundaries adjacent to Brandy Branch Road) – None.
 - ii. Side (eastern boundary adjacent to US 301) – None.
 - iii. Side (western boundary) – Twenty-five (25) feet.
 - iv. Rear (northern boundary) – Ten (10) feet.

b. CN Bubble:

- i. Front (south boundary) – Ten (10) feet.
- ii. Side (eastern boundary) – Zero (0) feet.
- iii. Side (western boundary) – Twenty-five (25) feet.
- iv. Rear (northern boundary) – Twenty-five (25) feet.

c. Stormwater ponds, parking, and drive aisles may be developed within a required yard so long as the required landscaping under this PUD and Part 12 (as applicable) is provided.

- 4. Maximum height of structures: Forty-five (45) feet for the CN and CCG-1 parcels, except that for the CCG-1 parcel, height may be increased one (1) foot for each foot the building is setback from the minimum required yard.

B. Ingress, Egress and Circulation:

- 1. *Parking Requirements.* Parking shall be provided pursuant to Part 6 of the Zoning Code.
- 2. *Vehicular Access.* Vehicular access to the Property shall be by way of Brandy Branch Road, as conceptually shown on the Site Plan. No commercial access shall be provided to New Brandy Branch Road.
- 3. *Pedestrian Access.* As required by City regulations.

C. Signs: Signs for the CCG-1 area shall be consistent with the CCG-1 zoning district, and signs for the CN area shall be consistent with the CN zoning district, both as set forth in Part 13 of the Zoning Code.

D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code and will be determined on a Property-wide basis without regard to individual lot lines, except that the existing landscaping shall be left in its natural state for the required ten (10) foot uncomplementary buffer along boundaries that abut existing single-family residences.

E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Development shall occur consistent with the adopted level of service standards for potable water and sanitary sewer in the

Comprehensive Plan. Temporary potable services (e.g., well and septic) may be utilized at the discretion of the Property owner until such time that centralized water and sewer is required by applicable regulations to service proposed development. Electric service is intended to be provided by JEA, while sewer and water is intended to be provided by the Town of Baldwin, subject to town approval.

- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Modifications and PUD Verification: The Site Plan is a bubble plan that is conceptual in nature and subject to change. Applicant may file an engineered site plan for a parcel or the entire Property that can be approved at PUD verification of substantial compliance without the need for an administrative modification or minor modification, so long as the site plan is consistent with the Site Plan and this PUD. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein. In the event of a conflict between the PUD written description and the Site Plan, the PUD written description shall control.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations,

and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with

the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

8. Policy 1.2.8 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
 - b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
 - c. Subdivision (non-residential and residential) where:
 - i. The collection system of a regional utility company is greater than $\frac{1}{4}$ mile from the proposed subdivision.
 - ii. Each lot is a minimum of $\frac{1}{2}$ acre unsubmerged property.
 - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.
9. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
 10. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

- B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

- C. **Allocation of residential land use.** This PUD multi-family residential pursuant to the CN and CCG-1 zoning codes and any residential development shall be subject to the applicable densities set forth in the Comprehensive Plan.
- D. **Internal compatibility.** The Site Plan proposes two (2) development bubbles permitting CCG-1 and CN uses, both of which are internally compatible. Access to the site is available from Brandy Branch Road. No commercial access will be through New Brandy Branch Road. Location of any access points as well as final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The Property is proximate to US 301 and I-10, both of which are FDOT rated roads. The proposed commercial uses are consistent with the Love's Truck Stop on the south side of Brandy Branch Road and will provide a destination for drivers on US 301 and I-10.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be substantially provided as shown on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** Parking shall be provided pursuant to Part 6 of the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

EXHIBIT F

Land Use Table

Total gross acreage	<u>3.69</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u> </u> Acres	<u> </u> %
Total number of dwelling units	<u> </u> D.U.	
Multiple family	<u> </u> Acres	<u> </u> %
Total number of dwelling units	<u> </u> D.U.	
Commercial	<u>3.69</u> Acres	<u>100</u> %
Industrial	<u> </u> Acres	<u> </u> %
Other land use (Hospital and related uses)	<u> </u> Acres	<u> </u> %
Active recreation and/or open space	<u> </u> Acres	<u> </u> %
Passive open space	<u> </u> Acres	<u> </u> %
Public and private right-of-way	<u> </u> Acres	<u> </u> %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.