

**Written Description**  
**BALDWIN RV PARK PUD**  
**RE# 000890-0100 (portion)**  
**April 21, 2023**

**I. PLANNED UNIT DEVELOPMENT PROJECT DESIGN**

Applicant proposes to rezone approximately 39.31 acres of property from PUD to PUD.

The following information constitutes the written description of the intended plan of development for the Baldwin RV Park PUD. A 2007 PUD allowed for residential use consistent with the LDR Future Land Use category (Ordinance 2007-361-E). The real estate is located on the south side of Brandy Branch Road and west of Canal Street. The site is designated LDR on the Future Land Use Maps and is currently zoned PUD. The project is the subject of a Comprehensive Plan FLUM Amendment to AGR. The new site is proposed to allow development for an RV park.

**Project Name:** Baldwin RV Park PUD

**Project Architect/Planner:** Solid Rock Engineering Consultants, Inc.

**Project Engineer:** Solid Rock Engineering Consultants, Inc.

**Project Developer:** JMC Duval County Properties, LLC

**II. QUANTITATIVE DATA**

**Total Acreage:** 39.31 acres

**Total number of dwelling units:** not to exceed 351 lots

**Total amount of non-residential floor area:** N/A

**Total amount of recreation area:** 2.0 acres

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

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

Not to exceed 10%

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

Single phase construction

### **III. USES AND RESTRICTIONS**

#### **A. Permitted Uses and Restrictions for AGR**

1. Agricultural, horticultural, and forestry uses
2. Boarding stables
3. Essential services
4. Veterinary clinics
5. Sale and service of all alcoholic beverages for on-premises or off-premises conjunction with permitted or permissible uses
6. Retail outlets in conjunction with permitted or permissible uses
7. Camping grounds, recreational vehicle parks, recreational areas, and travel trailer parks
8. Single family homes

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

Shall comply with §656.403

#### **C. Permissible Uses by Exception:**

1. Truck stops
2. Borrow pits, subject to the regulations contained in Part 9

### **IV. DESIGN GUIDELINES**

#### **A. Lot Requirements (for single family homes)**

- (1) Minimum lot width – 100 feet
- (2) Minimum lot area – 2.5 acres
- (3) Maximum lot coverage – 10%
- (4) Minimum yard requirements:
  - (a) Front – 20 feet
  - (b) Side – 3 feet
  - (c) Rear – 10 feet
- (5) Maximum height of structures – 50 feet

#### **B. Ingress, Egress and Circulation**

(1) *Parking Requirements.* Parking and Loading Requirements of the City of Jacksonville as set forth in §656.604 of the current Zoning Code of the City of Jacksonville shall apply.

(2) *Vehicular Access.*

Access to the site shall be off Brandy Branch Road as depicted on the conceptual site plan. Both the internal and external road improvements shall be subject to the review and approval of the Traffic Engineer of the City of Jacksonville.

(3) *Pedestrian Access.*

a. As the site is being developed for an RV park, there shall be no requirement to have sidewalks.

**C. Signs**

(1) One (1) double faced or two (2) single faced signs, not to exceed twenty-four (24) square feet in area, and not to exceed 20 feet in height, which shall be a monument sign.

(2) Directional signs shall not exceed four (4) square feet.

(3) Wall signs painted on the wall 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.

**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 2045 Comprehensive Plan and Zoning Code for recreation and open space.

**F. Utilities**

The property shall be served by a regional utility for sewer, water and electric power.

**G. Concurrency**

The site is vested from mobility fees, as a result of the previous PUD on the site.

#### **H. Wetlands**

Jurisdictional lands on the site shall be located and identified. Those lands shall be developed in accordance with local, state and federal regulations.

#### **I. Buffers**

The development shall comply with the provisions of §656.1216 and §656.1222(b) as applicable. Modification to the buffer requirements may be provided with the approval of the Planning and Development Department to better meet the goals of the Comprehensive Plan and the nature of the PUD.

### **V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT**

The proposed project allows for development consistent with the general vicinity. The project design is in harmony with the general purpose and intent of the City of Jacksonville Zoning Code and surrounding uses. The proposed project provides for creative use of density consistent with surrounding uses. The project provides for uses complimentary to adjoining development and takes advantage of natural amenities.

**EXHIBIT F**

**PUD Name: Baldwin RV Park PUD**

**Land Use Table**

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Total gross acreage	39.31 acres	100%
Single family	TBD	
Total number of dwelling units	1 du/2.5 acres	
Multiple family	0	
Total number of dwelling units	0	
Commercial	0	
Industrial	0	
Other land use	TBD	
Active recreation and/or open space	TBD	
Passive open space	N/A	
Public and private right-of-way	N/A	
Maximum coverage of buildings and structures		10%