

Exhibit 3

Noroad Motorhome Resort PUD

Written Description

Date: May 26, 2023

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: Community/General Commercial (CGC), Medium Density Residential (MDR), Low Density Residential (LDR)
- B. Current Zoning District: Commercial Community General-2 (CCG-2), Commercial Neighborhood (CN), Residential Medium Density-A (RMD-A), and Residential Rural-Acre (RR-Acre)
- C. Requested Zoning District: PUD
- D. RE #: 012974-0055, 012971-0100, 012970-0100, 012961-0100, 012960-0000, 012955-0010, 012956-0000
- E. Project Planner: Michael Herzberg
- F. Project Engineer: N/A
- G. Project Developer: Noroad Development, LLC.

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 37.5± acres of property from CCG-2, CN, RMD-A and RR-Acre to PUD. The owners of the property, Mr. and Mrs. Barbour and Noroad Development, LLC., have joined together intending to develop their combined properties into a premier recreational vehicle resort. Access to the park would be from Connie Jean Road, at a commercially designated intersection near the intersection of 103rd Street. The entry drive would be directed toward the northwest, and then continue northward into the park.

The proposed PUD is intended to provide certainty to the community regarding the intended use of the combined properties. Currently, there are few if any Motorhome Resorts in the City of Jacksonville, and none located west of I-295. Recreational Vehicle Parks (RV) or Motorhome Resorts have become very popular, especially during the pandemic, where people wanted to get away, and control their own environment. Sales of motorhomes boomed during this period, especially with upscale demographics. The owners of these vehicles seek interesting locations, near tourist destinations, and along major corridors. RV Motorhome Resorts have become an emerging asset class for investors, especially given the prolific growth in the leisure vehicle market. As of 2023, there are 11.2 million households in the county who own an RV, up 62% from just 20 years ago. A significant portion of these owners are less

than 35 years old and are seeking new, upscale destinations. In 2022 a similar resort opened along I-10 near Macclenny with 385 pads. This facility would be the newest RV resort in the Jacksonville market and would provide up to 283 pads.

The location is ideally situated, being close to Cecil Commerce Parkway, and the First Coast Expressway. The future of the Cecil Spaceport, combined with the availability of services along 103rd Street make this an excellent location for this use. The general area along 103rd Street is commercial in nature, with service garage and vehicle storage being designated CCG-2 and abutting the subject property to the south. The parcels to the southwest are designated MDR and are likely to develop into multi-family housing over the coming years. Parcels to the immediate west, north and east are all designated LDR/RLD-G and range from 1 acre to almost 20 acres and are rural in character.

The subject Property is vacant, with portions having previously been utilized as a borrow pit, not within any designated flood zone, and no unique features or topography. Development is intended to commence immediately upon approval of the entitlements and required permitting.

(a) Permitted Uses

This PUD shall permit the following 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.
- (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, waterbodies, etc.
- (9) Borrow Pits – It is the express intent that this recognizes the existing excavations which are on the properties and are being filled for future development of this facility. No additional excavations of this nature will be permitted.
- (9) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

(b) *Permitted accessory uses and structures.* See [Section 656.403](#).

(c) *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) Racetracks 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.

(d) *Permitted accessory uses.* See [Section 656.403](#).

A. **Minimum Lot and Building Requirements.**

1. ***Minimum building setback and yard requirements.*** The building setbacks for all uses and structures are as follows:

- a. Front – Twenty (20) feet
- b. Side – Five (5) feet
- c. Rear – Five (5) feet

2. ***Minimum Lot Requirements.*** 21,780 square feet, or one-half acre.

3. ***Maximum Height of Structures.*** Thirty-Five (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

4. ***Maximum parcel coverage by all buildings.*** Forty (40) percent.

B. **Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, driveways, lawns, and landscaping.

C. **Access.** As shown on the Site Plan, access to the property shall only occur from Connie Jean Road, as depicted on the Site Plan (Exhibit E), and the same shall be reviewed and approved by the City of Jacksonville. However, this provision shall not act to prohibit the crossing of the unopened portion of the Noroad Right-of-Way to access the northern portions of the property. Patrons will be guided away from any use of Noroad where the property is bisected from this right-of-way.

D. **Pedestrian Circulation.** Any required sidewalks shall be provided, consistent with the Comprehensive Plan.

E. **Recreational/Open Space.** The development will provide these areas as components of the resort.

F. **Signage.** The development shall be permitted one Monument Sign of 80 square feet in area and not exceeding 15 feet in height. Illumination of signage may be either internal or externally illuminated. Additionally, the development shall permit one Monument Sign of 25 square feet in area and 10 feet high on the portion of the property lying north of the unopened Noroad Right of Way.

G. **Parking and Loading Requirements.** The proposed PUD will provide the required parking facilities to support the proposed use. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code.

H. **Landscaping/Fencing/Screening.** The development will comply with all provisions of Part 12 of the Zoning Code, including the appropriate perimeter landscaping. However, the Uncomplementary Buffer provisions of Section 656.1216 shall be modified to include a 100% opaque, white PVC fence along all boundaries of the property.

I. **Stormwater Retention.** Stormwater retention/detention systems will be developed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

J. **Utilities.** JEA will provide all electric power in addition to water and sewer services.

K. **Modifications.** Amendments to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

L. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan (Exhibit E is conceptual and revisions to the Site Plan, may be required as the proposed development proceeds through final permitting, subject to the review and approval of the Planning and Development Department.

III. PUD REVIEW CRITERIA

A. **Consistency with Comprehensive Plan.** The Property is currently designated CGC, MDR and LDR, all of which permit uses that would be developed in a more intensive manner than what is being proposed in this PUD. The proposed companion amendment to the 2045 Comprehensive Plan would permit recreational uses consistent with the permitted and permissible uses of the Recreation and Open Space Zoning District. Further, the PUD promotes the following within the Recreation and Open Space Element of the 2045 Comprehensive Plan:

Goal 1, Objective 1.2 The City Shall ensure that recreation facilities are added to keep up with new growth and development.

Objective 2.2 The City's Land Development Regulations, through the Subdivision Ordinance or other Ordinances, Shall ensure the provision of open space by private enterprise.

Goal 3, To use open space and recreational facilities as a key element I the City's planning strategy to enhance the natural environment and conserve important natural resources.

Objective 3.2, The City shall utilize the significant natural assets within the County for advancing eco-tourism.

Goal 6, To promote economic prosperity within the City through increased recreational facility development.

Roadways / Consistency with the Concurrency Management/ Mobility System. The development of the Property will comply with the requirements of the Concurrency Management System. An application for concurrency and Mobility will be submitted concurrently to the Concurrency Management System Office.

B. Allocation of Residential Land Use. This proposed development does not include residential use and would therefore not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2045 Comprehensive Plan.

C. Internal Compatibility/Vehicular Access. The Site Plan attached as Exhibit "E" addresses access to the property. The final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

D. External Compatibility/Intensity of Development. The proposed development would serve to promote the westside community as well as the developing Cecil Spaceport and Equestrian Center. Further, the intended uses are compatible with the rural character of the area as well as the developed properties in proximity.

E. Recreation/Open Space. Recreation will be created for this PUD, consistent with market demands for such uses and as typically found in a first-class Motorhome Resort. Notably, more than 6 acres of the development are committed for Open Space.

F. Impact on Wetlands. No wetlands exist on the parcel.

G. Listed Species Regulations. A listed species survey is not required for this PUD application.

H. Off-Street Parking & Loading Requirements. The proposed PUD will provide integrated parking facilities to support the proposed use and the same will be landscaped as per the requirements of the Zoning Code.

I. Sidewalks, Trails, and Bikeways. The development will either be compliant with the City's Comprehensive Plan as it relates to the provision of sidewalks, or required funding will be

provided to the City's Sidewalk Fund, subject to the review and approval of the Planning and Development Department.