

North Main Mobile Home Park PUD
Amended Written Description
February 9, 2018
Current Zoning District: RMD-D
Current Land Use Designation: MDR
Requested Zoning District: PUD

Oceanway MHP, LLC (the "Applicant") proposes to rezone approximately 5.1 acres of property located at 11325 North Main Street (the "Property") from RMD-D to Planned Unit Development ("PUD") to address a zoning issue that has recently arisen. The Property is located across Main Street from the Anheuser-Busch sod farm, and is more particularly described in the legal description attached to this application.

As set forth in detail below, the Property has been developed with mobile homes, and with recreational vehicles serving as permanent residences, for at least 40 years. The adoption of the Comprehensive Plan and Zoning Code subsequent to the development of the Property has recently resulted in problematic zoning issues with respect to the use of recreational vehicles serving as permanent residences on the Property. As the result of conversations with the Chief of Current Planning, the Applicant is seeking a PUD to clarify that recreational vehicles may be used as permanent dwellings on the Property, and to create a unified plan for the maintenance and operation of the Property.

Introduction

History

According to information provided by a representative of the San Mateo subdivision, the Property was originally developed as housing for employees of the old Imeson Airport and of the Anheuser-Busch manufacturing facility, and was developed with mobile home and RV sites prior to Consolidation. City records show mobile homes or mobile home like structures on the Property for at least 30 to 40 years. Today the Property is surrounded by a multitude of uses including, industrial, retail, restaurants, and single-family. However, during this period, the Property has remained virtually unchanged. The result is a unique mobile home enclave existing in a now developed portion of Jacksonville populated primarily by low and moderate income families. The Property does not meet the minimum development standards for a mobile home park or mobile home subdivision set forth in Part 5.

The Property is licensed by the State of Florida for 56 mobile home sites. Each site has its own address and septic tank. Each site is connected to City water. The proposed PUD permits the existing mobile home uses to continue, but simply clarifies that the historic pattern of also utilizing recreational vehicles for permanent residential use is permitted and may continue. The use of "pop-up" trailers as a permanent residence will not be permitted. Tent camping will not be permitted. The existing structures, uses, and pattern of development will be permitted to remain and continue in a vested nonconforming status, and to be replaced as needed. It is important to note that the

proposed PUD is not altering the current use of the Property. Rather, the PUD is a continuation of the existing pattern of use and is consistent with the surrounding zoning districts and property uses.

Current Zoning and Land Use Designation

The Property has a land use designation of MDR. The Property is currently zoned RMD-D, which permits mobile homes.

As discussed above, the development of the Property with mobile homes pre-dates the adoption of the Comprehensive Plan and Zoning Code, and it is unclear which, if any, development standards apply.

The Proposed PUD

This PUD is being proposed to create a unified plan of development that will protect and permit the ongoing use of the property as a mobile home development while setting forth standards and criteria for operation of the Property.

1. **Permitted uses and structures.** Single family homes, modular homes, mobile homes, manufactured homes, and recreational vehicles serving as permanent residential dwelling units. Existing mobile homes and recreational vehicles serving as permanent residential dwelling units are permitted to continue and to be replaced.

2. **Access.** Access to the Property is available from North Main Street and from Baisden Road. The internal drives are private and shall not be required to meet any required minimum width.

3. **Signage.** The PUD permits one entrance/identification sign at each entrance, for a total of two, not to exceed 48 square feet in size each. The signs may be externally illuminated, and may be pole or monument signs.

4. **Off- Street Parking.** Each mobile home site will have at least one off-street parking space.

5. **Landscaping/Landscaped Buffer.** The existing natural vegetation on the perimeter of the Property shall remain, subject to the removal of trees, shrubs, bushes or other vegetation consistent with the City's tree removal and protection ordinances.

6. **Utilities.** Each mobile home site shall be connected to central water. Each mobile home site shall have its own sewage disposal system.

7. **Mobile home foundation and tie-down.** Each mobile home shall be placed on a foundation or tied down as required by the Building Code and other applicable regulatory agency requirements.

8. **Patio/Carport.** Patios and carports shall not be required within the PUD, but are permitted if all necessary approvals and permits are obtained from the City by the mobile home owner.

9. **Perimeter wall, fence or hedge.** The existing perimeter fences shall be maintained by the owner of the Property.

10. **Recreational Facilities.** No recreational facilities are required.

JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

A. This proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and the Jacksonville Zoning Code. The design and layout of the PUD:

1. Creates living environments that are responsive to the needs of the inhabitants of this 40-plus year old historic mobile home/permanent recreational vehicle site.

2. Provides flexibility in planning, design and development by allowing the continued operation and maintenance of a historic mobile home/permanent recreational vehicle community which, due to its age, does not conform to current Zoning Code criteria.

3. Encourages innovative approaches to the design of community environments by permitting a 40-plus year old community to continue to thrive.

4. Encourages the fulfillment of housing needs appropriate to various lifestyles and income levels by providing clean, safe affordable housing alternatives for low and moderate income families in the area.

5. Encourages the integration of different housing types within a development by permitting both mobile homes and permanent recreational vehicles to be utilized as affordable housing alternatives.

6. Provides for an efficient use of land by permitting the continued existence of a historic mobile home/permanent recreational vehicle development on property already designed to accommodate this type of development.

7. Promotes the comfort, convenience, appearance, prosperity and general welfare of the City of Jacksonville by providing for clean, safe, affordable housing where it is needed.

8. Furthers Policy 2.2.3 of the Future Land Use Element of the 2030 Comprehensive Plan by allowing for affordable housing units on this site which are part of the permanent inventory of affordable units available in the City.

9. Furthers Objective 3.1 of the Future Land Use Element by allowing the continued maintenance of adequate land designated for residential uses which can provide safe, decent, sanitary and affordable housing opportunities for the citizens.

10. Furthers Policy 3.1.9 of the Future Land Use Element by allowing for the renovation and replacement of affordable housing alternatives on the site.

11. Furthers Objective 1.2 of the Housing Element of the 2030 Comprehensive Plan by providing a diverse housing stock and by permitting the renovation and replacement of affordable housing stock, making it available to all low and moderate income families.

12. Furthers Policy 1.2.4 of the Housing Element by providing clean, safe and affordable housing alternatives for low and moderate income families.

13. Furthers Policy 1.3.2 of the Housing Element by providing for the renovation, maintenance and replacement of affordable housing alternatives for low income families.

14. Furthers Policy 1.3.3 of the Housing Element by providing the City's Planning and Development Department with flexible development criteria to permit desirable affordable housing at this location, including manufactured housing.

15. Is compatible with surrounding land uses and the characteristics of the surrounding area in that this is a historic affordable housing community located in an area with a mix of industrial, commercial and residential uses.

16. Is designed to promote and sustain the viability of an existing historic mobile home/permanent recreational vehicle enclave which represents affordable housing for low and moderate income families in the area.

PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan. The proposed PUD is consistent with the MDR land use category.

B. Roadways/Consistency with the Concurrency Management System. The internal drives are private and will be maintained by the owner of the Property. There are no sidewalks within the PUD. The PUD has already been developed and is therefore not subject to the Concurrency Management System.

C. Vehicular Access. The site plan attached as Exhibit "E" shows the access and circulation within the site. Access to the Property is from North Main Street and from Baisden Road.

D. External Compatibility/Intensity of Development. The PUD is surrounded by industrial, single-family residential, and retail uses. The surrounding zoning designations include: CCG-1, CCG-2, CRO, RMD-A, and RLD-60. The PUD is consistent and compatible in both intensity and density with the surrounding uses and zoning districts.

E. Impact on Wetlands/Listed Species. The PUD has already been developed. Therefore, there will be no additional impacts to wetlands or listed species.

F. **Modifications.** Amendments to this PUD may be accomplished by administrative deviation, by minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code.

G. **Professional Consultants:** Planner/architect: N/A. Engineer: N/A. Developer: Oceanway MHP, LLC.

H. **Differences from the Usual Application of the Zoning Code:** The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.

I. **Amount of Public and Private Rights of Way:** The internal circulation consists of existing private drives that predate the Code of Subdivision Regulations.

J. **Operation and Maintenance of Areas and Functions:** Any common areas and/or infrastructure within the Property will be maintained by the owner and/or a homeowners' association and/or a management company.

EXHIBIT F

PUD Name North Main RV Park

Land Use Table

Total gross acreage	5.1	Acres	100 %
Amount of each different land use by acreage			
Single family	5.1	Acres	100 %
Total number of dwelling units	56	D.U.	
Multiple family		Acres	 %
Total number of dwelling units		D.U.	
Commercial		Acres	 %
Industrial		Acres	 %
Other land use		Acres	 %
Active recreation and/or open space		Acres	 %
Passive open space		Acres	 %
Public and private right-of-way	0.83	Acres	16.2 %
Maximum coverage of buildings and structures		Sq. Ft.	 %