

**WRITTEN DESCRIPTION
THE RAMPART AND COLLINS PUD
November 20, 2025**

I. PROJECT DESCRIPTION

- A. The owner of the property proposes to rezone approximately +/- 25.8 acres from Planned Unit Development to Planned Unit Development (“PUD”) to permit development of the subject property as a multi-building industrial business park, specifically uses allowed by the IBP zoning category. The property is currently owned by Collins Road Properties I, LLC. The property is located north of Collins Road and east of I-295 in the Argyle Forest area. The surrounding properties are zoned PUD (commercial – Wal-Mart Supercenter, Gate gas station and car wash, multiple commercial out parcels), PUD (conservation easement) and RLD-60.
- B. Project Engineer: Langan Engineering & Environmental Services
- C. Project Developer: Foundry Commercial
- D. Current Land Use Categories: Residential HD, Swamp, Jurisdictional Wetlands
- E. Current Zoning District: PUD
- F. Requested Land Use Category: BP
- G. Requested Zoning District: PUD
- H. Real Estate Number: 015912 2800
- I. Existing Uses: Vacant. In the event the property is developed as set forth herein, the development shall be governed by the site plan. Otherwise, the development criteria for the IBP zoning category shall govern.

II. QUANTITATIVE DATA

Total Gross Acreage	25.94 Acres 100%
Amount of each different land use by acreage	
Single family, detached (lots)	0 Acres 0%
Commercial (out parcels)	2.06 Acres 7.9%
Industrial	14.74 Acres 56.8%
Total amount of non-residential floor area (includes out parcels)	343,000 sq.ft. 30.3%
Active recreation	0 Acres 0%
Passive open space, wetlands, ponds, landscape buffer	22.25 Acres 86%

Maximum coverage of buildings and structures
on the entire property

343,000 sq.ft. 30.3%

III. STATEMENTS

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

The proposed PUD differs from the usual application of the Zoning Code by calling for a unique warehouse design that would not otherwise be allowed through a strict application of the existing code. The proposed PUD also replaces the existing high-density residential PUD that allows for greater than 380 multi-family units.

The maximum coverage of all buildings and structures constitutes less than 10% of the entire site of the Property. This will avoid additional wetland impacts and allow for on-site storm water retention and management. This will also allow for the development of multi-purpose structures for warehousing, distribution, professional, medical and business offices, laboratories, trade schools and similar, while also prohibiting more intense industrial type uses.

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 proposed development will be privately owned, operated and maintained by the developer after property acquisition is completed.

C. Justification for the rezoning.

The proposed project seeks to change the property from a high-density, multi-family project that included over 380 units and almost 450 parking spaces, to an industrial business park with three (3) separate buildings totaling approximately 323,022 square feet with 395 parking spaces. The proposed project will offer high-end, flexible industrial and business office space for use by various tenants seeking indoor storage and distribution space, medical office and laboratory space, manufacturer sales and display space, vocational and trade school space and related business operations. The proposed project is immediately adjacent to a large commercial development that includes a Wal-Mart Supercenter, Gate gas station and car wash, and commercial-general parcels. The proposed project is on a major road (Collins Road) and in very close proximity to I-295.

D. Phase schedule of construction (include initiation dates and completion dates).

The proposed project is expected to begin development within one (1) year of the approval of the PUD and thereafter be completed within two (2) years.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Medical and dental or chiropractor offices and clinics;
2. Hospitals;
3. Professional offices;
4. Business offices;

5. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions;
6. Union halls;
7. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses;
8. Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment);
9. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products;
10. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code;
11. Vocational, technical, business, trade or industrial schools or similar uses;
12. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4;
13. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4;
14. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins);
15. Fitness centers;
16. Animal hospitals, veterinary clinics, animal boarding places, dog parks;
17. Outside storage subject to the performance standards and development criteria set forth in Part 4, and limited to truck courts as shown on the final development plan.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. *Minimum Lot requirements* – Width, 100 feet; Area, 10,000 square feet;
2. *Maximum Lot coverage by all buildings and structures* – 65%;
3. *Minimum Yard requirements* – Front, 20 feet; Side, 10 feet; Rear, 10 feet;
4. *Maximum height of structures* – 35 feet, provided, however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements*

One space per 2,000 square feet of gross floor area.

2. *Vehicular Access.*

- a. Primary vehicular ingress and egress shall be via Collins Road with secondary access via Rampart Road as shown on the site plan.

3. *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks located within internal rights-of-way.

C. Signs:

Signage shall be allowed pursuant to Section 13 of the Zoning Code.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space

The Property is not required to provide recreation space and will have open space as shown on the site plan.

F. Utilities

Water, sanitary sewer and electric will be provided by JEA.

G. Wetlands

Any wetland impacts will be permitted according to local, state and federal requirements.

VI. 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 the existing proposed uses within the Property and showing the general layout of the overall Property.

EXHIBIT F

PUD Name

THE RAMPART AND COLLINS PUD

Land Use Table

Total gross acreage	25.94 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	2.06 Acres	7.9 %
Industrial	14.74 Acres	56.8 %
Other land use	5.9 Acres	22.7 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	2.4 Acres	9.2 %
Public and private right-of-way	0.84 Acres	3.2 %
Maximum coverage of buildings and structures	343,000 Sq. Ft.	30.3 %