

PUD WRITTEN DESCRIPTION

COLLINS ROAD PUD

0 Collins Road (RE #099121-0900)

May 20, 2025

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses:

The Applicant proposes to rezone approximately 1.04± acres of property located at 0 Collins Road from PUD to PUD for the purpose of revising the existing PUD as the current site plan is no longer feasible due to development of the remainder of the property subject to the PUD with standalone uses.

Situated immediately to the west is a Family Dollar and Gate gas station which were part of the original PUD (1990-0015). While the original PUD included all of the property between Pineverde Lane and Whispering Pines Drive there was a minor modification in 2015 which changed the site plan to designate the property subject to this application as “future development.”

The current PUD allows for all uses allowed under the “Commercial General” zoning category except for six (6) specified uses which are only allowed by special exception.

The property is currently vacant except for an access road.

B. Project Name:

COLLINS ROAD PUD

C. Project Agent:

Zachary W. Miller, Esq.

D. Project Engineer:

N/A

E. Project Developer:

N/A

F. Current Land Use Designation:

NC

G. Current Zoning District:

PUD

H. Requested Zoning District:

PUD

I. Real Estate Number(s):

099121-0900

II. QUANTITATIVE DATA

A. Total Acreage:

+/- 1.04 acres

B. Total amount of non-residential floor area:

6,000 square feet

C. Total amount of land coverage of all buildings and structures:

Maximum lot coverage: None.

Maximum impervious surface: Eighty-five (85) percent.

III. STATEMENTS

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

The PUD differs from the usual application of the Zoning Code in the following respects:

- The PUD binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; and
- The PUD permits a unique and creative approach to the planning and development of the Property; and
- The PUD limits the permitted 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 Property is privately owned and will remain so; as such, all areas will be maintained by the property owner and/or commercial tenant.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- 1) Medical and dental or chiropractic offices and clinics (but not hospitals).
- 2) Professional and business offices.
- 3) Neighborhood retail sales and service establishments.
- 4) Service establishments such as barber or beauty shops, nail salon shoe repair shops and similar uses.
- 5) Restaurants, including restaurants which only provide pick-up or delivery.
- 6) An establishment or facility which includes the retail sale and service of all alcoholic beverages for on-premises conjunction with a restaurant or an establishment or facility which includes the retail sale and service of all alcoholic beverages for off-premises consumption not in conjunction with a restaurant.
- 7) Banks, financial institutions, travel agencies and similar uses.
- 8) Express or parcel delivery offices and similar uses (but not freight or truck terminals).
- 9) Pet shops.
- 10) Dry cleaners.
- 11) Fitness center or gym.
- 12) Veterinarians meeting the performance standards and development criteria set forth in Part 4.
- 13) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- 14) Pharmacies.
- 15) Fitness center.
- 16) Day care centers.
- 17) Drive-thru facilities in conjunction with a permitted or permissible use or structure.
- 18) Permitted uses may have shared walls and be located in line within one building.

B. Permitted Accessory Uses and Structures:

Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot area: None.

2. Minimum lot width: None.
3. Maximum lot coverage: None.
4. Minimum front yard: 20 feet.
5. Minimum side yard: 0 feet, unless adjacent to a residential street, then 15 feet.
6. Minimum rear yard: 10 feet, unless adjacent to a residential street, then 15 feet.
7. Maximum height of structures: 28 feet.

Setbacks shall be measured from property lines.

B. Ingress, Egress and Circulation:

1. Parking Requirements.

Parking shall meet Part 6 of the Zoning Code.

2. Vehicular Access.

Vehicular access to the Property shall be by way of Collins Road and Pineverde lane as more fully depicted on the conceptual Site Plan accompanying this PUD application.

3. Pedestrian Access.

Sidewalks on Pineverde Lane and Collins Road.

C. Signs:

Signage shall be allowed in accordance with Part 13 of the Zoning Code.

D. Landscaping

The Property shall provide for buffering as shown on the attached site plan and shall otherwise be developed in accordance with Part 12 of the Zoning Code.

Specifically, a fifteen (15) foot buffer shall be provided along the southern boundary. This may be achieved by maintaining the existing vegetation at that location, by way of the existing stormwater maintenance facility or a combination of both.

All trash receptacles are to be located adjacent to the rear of the building in wood fence enclosures to provide eighty (80) percent visual screening.

E. Recreation and Open Space:

Not applicable.

F. Utilities

Water and sewer will be provided by JEA.

G. Wetlands

Any wetlands 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 then-existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations and will be beneficial to the surrounding neighborhood and community, as follows:

- The PUD is more efficient than would be possible through strict application of the Zoning Code; and
- The PUD is compatible with surrounding land uses and will improve the characteristics of the surrounding area; and
- The PUD will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.

VIII. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.*** The subject property is currently designated with a land use category of Neighborhood Commercial (NC), as per the Future Land Use Map (FLUM) of the 2045 Comprehensive Plan. The NC land use category permits neighborhood commercial retail and service establishments, offices, restaurants and the sale of alcoholic beverages. The proposed development is consistent with the operative Goals, Objectives and Policies of the Future Land Use Element for the 2045 Comprehensive Plan.

In addition to the PUD uses being consistent with the applicable NC land use designation, the PUD furthers the 2045 Comprehensive Plan policies and provisions. The PUD achieves these policy directives through site-specific development standards such as the restriction of uses; building setbacks, visual screens, buffering and access restrictions). The operative provisions of the FLUE are further achieved through the PUD development restrictions to ensure compatibility and an appropriate transition of uses within this area.

- **GOAL 1** To ensure that the character and location of land uses optimize the

combined potentials for economic benefit, and 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.

- **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.
- **Policy 1.1.7** Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
- **Policy 1.1.9** Promote the use of Planned Unit Developments (PUDs) zoning districts, cluster developments, and other innovative site planning and smart growth techniques 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.
- **Policy 1.1.13** Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through creation of complementary uses; use of noise, odor, vibration and visual/ aesthetic controls; and/or other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses
- **Policy 1.1.21** Future rezonings and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business, with the intent that this balance of uses shall:
 - A. Foster vibrant, viable communities and economic development opportunities;
 - B. Address outdated development patterns; and/or
 - C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.
- **Objective 1.6** The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have

infrastructure, utilities, and public facilities, while addressing the needs of City residents

- **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.
- **Policy 3.1.2** Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition
- **Policy 3.1.14** The Land Development Regulations shall include site design standards to ensure compatibility with adjacent uses and to protect neighborhood scale and character through transition zones, bulk, massing, and height restrictions
- **Objective 3.2** Promote and sustain the viability of existing and emerging commercial and industrial areas to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
- **Policy 3.2.1** The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
- **Policy 3.2.4** Permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations
- **Policy 3.2.27** Compatibility of new non-residential developments or high density residential developments with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor.

B. Consistency with Concurrency Management System. The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO).

C. Allocation of Residential Land. There are no residential uses proposed in this PUD.

- D. Internal Compatibility/Vehicular Access.** The conceptual site plan attached as Exhibit "E" addresses circulation for the Property.
- E. External Compatibility/Intensity of Development.** The PUD emphasizes the importance of transitioning the land uses surrounding the proposed development, thereby promoting a logical transition of uses and land use fabric that is both appropriate and compatible with the trends in the area. As per the conceptual site plan for the PUD, the subject property will be developed so as to minimize light trespass, odors, noise, dust, traffic or interference with any surrounding residential lands.
- F. Recreation/Open Space.** There is no residential use proposed in this PUD, therefore recreation space is not required within the PUD to meet the requirements set forth in the 2045 Comprehensive Plan.
- G. Impact of Wetlands.** Any wetlands will be permitted according to local, state, and federal requirements.
- H. Limited Species Regulations.** The Property is substantially built-out and less than fifty acres; therefore, a listed species survey is not required.
- I. Off-Street Parking and Loading Requirements.** The Property will comply with Part 6 of the Zoning Code, except as otherwise set forth herein and in the conceptual PUD site plan.
- J. Pedestrian Circulation System.** There are existing sidewalks on Collins Road and on Pineverde Lane.
- K. Stormwater Retention.** Retention shall meet the requirements of the City of Jacksonville and all other state and local agencies with jurisdiction including the St. Johns River Water Management District.
- L. Utilities.** JEA provides electric water services to the Property. Sewer provided by private system.

IX. SUCCESSORS IN TITLE

All successors in title to the Property shall be bound to all development standards and conditions of the PUD, as contained herein and in the Ordinance approving the same.

EXHIBIT F

LAND USE TABLE

Total Gross acreage	1.04 acres	
Amount of each different land use by acreage:	1.04 acres	100%
Commercial	1.04	100%
Open space/pervious (Includes stormwater facility)	24,432 sq. ft	53.8%
Public and private right-of-way/parking/sidewalks	15,157 acres	33.4%
Coverage of buildings and structures (as shown on site plan)	13.22 percent	
Impervious surface ratio (as shown on site plan)	85 percent	