

WRITTEN DESCRIPTION
Revised Collins Plaza PUD
August 25, 2025

I. PROJECT DESCRIPTION

- A. The site is located adjacent to the Northeast corner of the intersection of Old Middleburg Road S and Collins Road at 7715 Old Middleburg Road S, Jacksonville, FL 32222. We are combining parcel 016361-0074, the current use of which is for mobile homes, with the existing PUD that consists of parcel 016361-0058. Therefore, this proposed PUD rezoning will be consistent and compatible with the surrounding development.

The proposed use for the site will be parking and a storm water pond to complement the 9,000 SF commercial building that will be part of an existing PUD on parcel 016361-0058.

- B. Project Name: Collins Plaza PUD
C. Project Architect/Planner: The Southern Group and Kimley Horn and Associates
D. Project Engineer: Kimley Horn and Associates
E. Project Developer: NAI/Hallmark Partners, LLC
F. Current Land Use Designation: CGC
G. Current Zoning District: PUD
H. Requested Zoning District: PUD
I. Real Estate Number(s): 016361-0074, 016361-0058

II. QUANTITATIVE DATA

- A. Total Acreage: 6.45 acres
B. Total number of dwelling units: N/A
C. Maximum amount of non-residential floor area: 40,000 sq ft
D. Total amount of recreation area: N/A
E. Total amount of open space: N/A
F. Total amount of public/private rights of way: N/A
G. Total amount of land coverage of all buildings and structures: N/A
H. Phase schedule of construction (include initiation dates and completion dates): This project may be developed in Phases, initiation, and completion dates will be determined by market rate

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 that it binds the applicant and successors to the PUD Written Description and Site Plan. This PUD differs by removing some commercial uses that would otherwise be allowed in a CGC Land Use.

- 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 owner will maintain all areas and functions of the property.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) Commercial retail sales and service establishments, including drive-thru establishments.
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- (4) Hotels and motels.
- (5) Art galleries, museums, community centers, dance, art, music studios, and similar uses.
- (6) Vocational, trade or business schools and similar uses.
- (7) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.
- (8) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the City's Zoning Code.
- (9) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (10) An establishment or facility which includes the retail sale and service of beer or wine for off- premises consumption or for on-premises conjunction with a restaurant.
- (11) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (12) Express or parcel delivery offices and similar uses (but not freight or truck terminals)

(13) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.

(14) Personal property storage establishments meeting the performance development criteria set forth in Part 4 of the City's Zoning Code.

(15) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

(16) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.

(17) Churches, including a rectory or similar use

(18) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.

(19) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

(20) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.

(21) Service station

(22) Oil change facility

(23) Auto laundry

(24) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.

(25) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.

(26) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.

(27) Schools meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.

(28) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

(29) A communication tower consistent with requirements of Part 15 of Chapter 656 of the Zoning Code.

(30) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).

(31) Fruit, vegetable, poultry or fish markets.

B. Permissible Uses by Exception:

(1) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.

(2) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.

(3) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.

(4) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or both on and off-premise consumption.

(5) Multi-family residential integrated with a permitted use.

(6) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.

C. Limitations on Permitted or Permissible Uses by Exception:

(1) Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.

D. Restrictions on Uses: None.

V. DESIGN GUIDELINES

A. Lot Requirements:

(1) *Minimum lot requirement (width and area):* None, except as otherwise required for certain uses.

(2) *Maximum lot coverage:* None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.

(3) *Minimum front yard*: None

(4) *Minimum side yard*: None. Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.

(5) *Minimum rear yard*: 10 feet.

(6) *Maximum height of structures*: Sixty feet.

B. Ingress, Egress and Circulation:

(1) *Parking Requirements*. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, with the following additional and superseding provisions:

- *For all uses within this PUD, parking standards shall be applied taking into consideration the PUD as a whole. Shared parking is permitted to satisfy parking required for multiple uses within this PUD.*
- *There shall be no limit or maximum number of parking spaces for any Parcel within the PUD or the PUD as a whole.*

(2) *Vehicular Access*.

Vehicular access to the Property shall be by way of Old Middleburg Road S and Collins Rd, as generally depicted on the PUD Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division of the Planning and Development Department.

(3) *Pedestrian Access*.

Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

C. Signs:

Each parcel within this PUD will be consistent with Part 13 Sign Regulations of the Zoning Code for the CCG-1 Zoning district. The overall PUD development will generally be consistent with Part 13, other than specified below. In accordance with Section 656.1320, *street frontage sign* or *street frontage signage* means a sign or signage which is allowed under Section 656.1302 and which is based on the street frontage of the real property where the sign is to be located.

There will be a master, freestanding monument sign for the entire project generally located at the corner of outparcel 1. This master sign is permitted to be illuminated externally or internally and will be allowed in addition to individual parcel signage. This master sign will not restrict individual parcel signs, according to the aforementioned Part 13 Sign Regulations of the Zoning Code, for the four (4) individual parcels.

D. Landscaping

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

Zoning Code, with the exception that no uncomplimentary use buffers shall be required for uses within the PUD. Uncomplimentary buffers shall only be applicable to the overall PUD boundaries.

E. Recreation and Open Space

This PUD is a commercial use and does not require recreation space.

F. Utilities

Water will be provided by JEA. Sanitary sewer will be provided by JEA. Electric will be provided by JEA.

G. Wetlands

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 project will be beneficial to the surrounding neighborhood and community by allowing for a commercial retail development that will support the surrounding residential community. This commercial development will be compatible with the surrounding residential uses as well as the undeveloped PUD with a CGC Land Use on the other side of Old Middleburg Road.

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations for the CGC Land Use category.

This PUD is consistent with FLUE Policy 1.1.9 Promote the use of Planned Unit Developments (PUDs) cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards for this element and all applicable local, regional, State and federal regulations.

To comply with Ord. 2018-855-E: A description of specifically how the proposed Planned Unit Development differs from the usual application of the provisions of the Zoning Code, including but not limited to any departures from the requirements of the following Parts: Supplementary Regulations; Off-Street Parking Regulations; Nonconforming Lots, Uses and Structures; Alcoholic Beverages; Excavations, Lakes and Borrow Pits; Regulations related to Airports and Lands Adjacent Thereto; Adult Entertainment and Service Facilities; Landscape and Tree Protection Regulations, and Sign Regulations. Any deviation or waiver of Zoning Code requirements proposed in an application, including any applicable zoning overlay, and any subdivision regulations, design standards or other requirements shall be identified in a separate enumerated section of the written description with an explanation given as to why each deviation or waiver is necessary. Failure of the applicant to disclose any deviations or waivers requested in this manner shall mean that the normal applicable Zoning Code provisions, zoning overlay, subdivision regulations, design standards or other requirements shall apply.

Of the Parts of Zoning Code listed above, this PUD only differs from the usual application of the provisions of the Zoning Code in that some uses are allowed by right in the PUD, where the usual application would require a zoning exception.

EXHIBIT F

PUD Name

REVISED COLLINS PLAZA PUD

Land Use Table

Total gross acreage	6.45	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/>	D.U.	
Multiple family	0	Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/>	D.U.	
Commercial	6.45	Acres	<input type="text"/> %
Industrial	0	Acres	<input type="text"/> %
Other land use	0	Acres	<input type="text"/> %
Active recreation and/or open space	0	Acres	<input type="text"/> %
Passive open space	0	Acres	<input type="text"/> %
Public and private right-of-way	0	Acres	<input type="text"/> %
Maximum coverage of buildings and structures	40,000	Sq. Ft.	<input type="text"/> %