

# WRITTEN DESCRIPTION

**10028 Heckscher Drive PUD  
RE# 169158-0010**

**March 17, 2026**

## I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 1.28 acres of property from CCG-2 to PUD. The parcel is located on the east side of Heckscher Drive, north of Ft. George Road.

The subject property is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: CGC/CCG-2. The property is currently vacant with a utility building. Surrounding uses include: CGC/CCG-2 (surf shop) and RR/RLD-100A (residential) to the north; CGC/PUD (residential) to the south; and RR/RR-Acre (residential) to the west across Heckscher Drive. Owner proposes to develop a commercial storage facility, generally, for family and personal use, but commercial in nature. The development shall allow living facilities for owners or caretakers, along with CGC uses (permitted uses in CGC, per §656.311).

**Project Name:** 10028 Heckscher Drive PUD  
**Project Architect/Planner:** Rhodes Architecture & Engineering, LLC  
**Project Engineer:** Rhodes Architecture & Engineering, LLC  
**Project Developer:** Preferred Builders of North Florida, LLC

## II. QUANTITATIVE DATA

**Total Acreage:** 1.28 acres  
**Total number of dwelling units:** 1 single-family residence and 4 “Casitas” as shown on the attached site plan.  
**Total amount of all floor area:** up to 14,550 s.f.  
**Total amount of public/private rights of way:** N/A  
**Total amount of open space:** N/A  
**Total amount of land coverage of all buildings and structures:** 14,550 s.f.  
**Phase schedule of construction (include initiation dates and completion dates)**  
TBD

### **III. USES AND RESTRICTIONS**

#### **A. Permitted Uses:**

1. Commercial Retail Sales and Service Establishments.
2. Retail or rentals sales of new or used boats and watercraft.
3. Service stations for watercraft and maritime uses, animal boarding, minor or major watercraft/maritime related repair, minor auto-repair, veterinarians, home equipment rentals, and similar uses.
5. Fruit, vegetable, poultry or fish markets.
6. All types of professional and business and offices.
7. Small scale operations including wholesaling, warehousing, storage.
8. Boatyards and watercraft storage.
9. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
10. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
11. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
12. Private clubs.
13. Churches
14. Automobile, boat, motor home, and RV storage.
15. Residential uses as shown on the attached site plan.

#### **B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403.

#### **C. Permissible Uses by Exception**

1. Hotels and motels.
2. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
3. Travel trailer parks.

4. Vocational, trade and business schools.
5. Bus, semi-tractor, or truck parking and/or storage.
6. Banks, with or without drive-thru tellers.
7. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
8. An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for on-premises or off-premises consumption.
9. Commercial, recreational and entertainment facilities such as theaters, skating rinks and driving ranges.
10. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
11. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
12. 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.

#### **IV. DESIGN GUIDELINES**

##### **A. Lot Requirements:**

- (1) *Minimum lot area:* None
- (2) *Maximum lot coverage:* None
- (3) *Minimum front yard:* None
- (4) *Minimum side yard:* None
- (5) *Minimum rear yard:* None
- (6) *Maximum height of structures:* 35 feet for residential uses and 45 feet non-residential uses.

##### **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.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Heckscher Drive, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

(3) *Pedestrian Access.*

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

### **C. Signs.**

(1) Street frontage signage not exceeding one square foot for each linear foot of street frontage, a maximum size of 300 square feet is permitted.

(2) Wall signs are permitted.

(3) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

(4) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.

### **D. Landscaping:**

If the commercial portion is developed, the only landscaping required shall be along the Heckscher Drive right-of-way as follows: a landscaped area of not less than ten square feet for each linear foot of vehicle use area street frontage, 50 percent of which shall be at least a five-foot wide strip abutting the street right-of-way except for driveways.

Except as previously and expressly provided in this section, all landscaping requirements found in Part 12 are waived. No landscaping or buffer shall be required from the adjacent properties.

### **E. Recreation and Open Space:**

Not applicable.

#### **F. Utilities**

Water will be provided by private well.  
Sanitary sewer will be provided by septic.  
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.

For development of the residential uses and uses ancillary and accessory to the residential uses (such as personal garages, storage and similar structures) civil plan review pursuant to Chapter 654 shall not be required.

### **VII. STATEMENTS**

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

The PUD allows for a limitation on allowable uses in the CCG-2 commercial zoning category and other mix of uses to comport with surrounding development.

#### **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 facilities will be operated and maintained by the owner.

### **VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code;

B. Is compatible with surrounding land uses which are similar supporting or mixed uses;