

**PUD WRITTEN DESCRIPTION  
HIGHWAY 301 PUD  
January 14, 2026**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 7.06 acres of property to permit commercial development on the property located at 950 US 301 and 880 US 301 South, Jacksonville, Florida 32234 (RE#s 000888-0010 and 000886-0015) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the CGC land use category, the Rural Development Area, and is zoned CCG-2 and CCG-1.

The Property is partially developed with a warehouse structure while the southern parcel has a single-family structure constructed in 1926. This PUD permits a convenience store with vehicle and truck fueling stalls, identified as “Parcel 1” on the Site Plan, and seeks to maintain the existing warehouse use, identified as “Parcel 2” on the Site Plan. The proposed convenience store with fueling stalls will provide a much-needed service along US 301, a designated FDOT Principal Arterial and a designated truck preferred route. The proposed use will cater to drivers needing convenience goods and fuel and is not intended to have amenities catering to overnight stays for truckers, such as showers or laundry. The existing use and developed conditions on Parcel 2 are permitted and considered legal conforming under this PUD.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	Mixed Use / Residential Low Density (Town of Baldwin)	N/A (Town of Baldwin)	Undeveloped
East	CGC	CCG-1	US 301/Undeveloped
South	CGC	CCG-1	US 301
West	AGR	AGR	Undeveloped

- B. Project name: Highway 301 PUD.
- C. Project engineer: Interplan LLC.
- D. Project developer: The Potter Companies, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.

G. Current zoning district: CCG-1 and CCG-2.

H. Requested zoning district: PUD.

I. Real estate numbers: 000888-0010 and 000886-0015.

## II. QUANTITATIVE DATA

A. Total acreage: 7.06 acres.

B. Developable acreage: 7.06 acres, subject to all applicable permitting.

## III. STATEMENTS

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

This PUD generally adopts the CCG-2 zoning district and permits the existing use and developed conditions on the Property. The maximum parking ratio for convenience store, gas station, and truck stop uses shall be twelve (12) spaces per one thousand (1,000) square feet. The existing parking provided for Parcel 2 is permitted. The perimeter landscaping for VUA adjacent to a public ROW shall be ten (10) feet on average, excluding any driveways. The minimum perimeter landscaping strip and buffer shall be five (5) feet for VUAs between Parcel 1 and Parcel 2. Additional uncomplementary buffers are not required between the two (2) parcels. The maximum required internal landscaping for VUA shall be as conceptually depicted in the Site Plan. The maximum driveway width to a street without a median shall be fifty-five (55) feet. Parcels may be subdivided without direct frontage along a public or private right-of-way so long as there is adequate access as provided for in the Site Plan or as otherwise approved by the Planning and Development Department.

B. Explanation of proposed deviations or waivers.

Maximum parking is increased for convenience store, gas station, and truck stop uses to accommodate the higher parking demand. The landscaping provisions are adopted to accommodate wider VUAs and driveways for semi-truck and tractor circulation and because the existing and proposed uses are accretive and can coexist in harmony. Parcel 2 will have adequate access without directly fronting a right-of-way via the proposed easements as depicted in the Site Plan.

C. 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.

Owner and/or a POA or similar entity will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

## IV. USES AND RESTRICTIONS

### A. Permitted Uses:

1. Commercial Retail Sales and Service Establishments.
2. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
3. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
4. Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
5. Fruit, vegetable, poultry or fish markets.
6. All types of professional and business offices.
7. Reserved.
8. Operations including wholesaling, warehousing, storage, distributorship businesses and similar uses.
9. Hotels and motels.
10. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.

11. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
12. Boatyards.
13. Racetracks for animals or vehicles.
14. Adult entertainment.
15. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
16. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
17. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
18. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
19. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
20. Private clubs.
21. Churches, including a rectory or similar use.
22. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
23. Vocational, trade and business schools.
24. Banks, including drive-thru tellers.
25. Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
26. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
27. An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.

28. The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
  29. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
- B. Permitted Accessory Uses and Structures:
1. As permitted in Section 656.403 of the Zoning Code.
- C. Permissible uses by exception:
1. Residential treatment facilities or emergency shelter.
  2. Rescue missions.
  3. Day labor pools.
  4. Crematories.
  5. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
  6. Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
  7. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
  8. Automobile storage yards.
  9. Bus, semi-tractor (but not trailer) or truck parking and/or storage.
  10. Schools meeting the performance standards and development criteria set forth in Part 4.
  11. Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
  12. Nightclubs.
  13. An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.

14. Manual car wash.

15. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.

## V. DESIGN GUIDELINES

### A. Lot requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses. Impervious surface ration as required by Section 654.129.
3. Minimum yard requirements:
  - a. Front – None.
  - b. Side – None.
  - c. Rear – Ten (10) feet.
4. Maximum height of structures: Sixty (60) feet.

### B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking shall be provided as required by Part 6, except that the maximum parking ratio for convenience store, gas station, and truck stop uses shall be twelve (12) spaces per one thousand (1,000) square feet. The existing parking provided for Parcel 2 is permitted.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of US 301 Highway South, as conceptually shown on the Site Plan. Parcel 2 shall be accessible from US 301 South by the proposed twenty-four (24) foot easements or by alternative access routes or locations reviewed and approved by the Planning and Development Department.
3. *Pedestrian Access.* As required by City regulations.

- C. Signs: Signs for this development shall be consistent with the requirements for the CCG-2 zoning district as set forth in Part 13 of the Zoning Code. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership or

frontage. As such, uses, owners and/or tenants of Parcel 2 may have signage on Parcel 1, and uses, owners and/or tenants of Parcel 1 may have signage on Parcel 2.

- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code, except that:
1. The perimeter landscaping for VUA adjacent to a public ROW shall be ten (10) feet on average, excluding any driveways.
  2. The minimum perimeter landscaping strip and buffer shall be five (5) feet for VUAs between Parcel 1 and Parcel 2. Additional uncomplementary buffers are not required between the two (2) parcels.
  3. The maximum required internal landscaping for VUA shall be as conceptually depicted in the Site Plan.
  4. The maximum driveway width to a street without a median shall be fifty-five (55) feet.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Development shall occur consistent with the adopted level of service standards for potable water and sanitary sewer in the Comprehensive Plan. Temporary potable services (e.g., well and septic) may be utilized at the discretion of the Property owner until such time that centralized water and sewer is required by applicable regulations to service proposed development. Electric service is intended to be provided by JEA, while sewer and water are intended to be provided by the Town of Baldwin.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Modifications: The Site Plan is conceptual in nature and subject to change. Changes to the location and configuration of stormwater facilities and other infrastructure, and open space are allowed without a modification to the PUD and Site Plan. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein.
- I. Subdivision: The Site Plan conceptually depicts one (1) potential subdivision of the Property; however, no such subdivision shall be required. Changes to property boundary lines that are conceptually depicted in the Site Plan may be changed without a need to modify this written description or the Site Plan. The Property may be

subdivided in any number of ways, and all forms of subdivision and ownership are permitted in this PUD, including as depicted in the Site Plan. There shall be no timeline by which the Property is subdivided. Furthermore, parcels may be subdivided without direct frontage along a public or private right-of-way so long as there is adequate access as provided for in the Site Plan or as otherwise approved by the Planning and Development Department.

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

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

### *Future Land Use Element*

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, 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.
2. 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.
3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order 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, subject to the standards of this element and all applicable local, regional, State and federal

regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- a. Potential for the development of blighting or other negative influences on abutting properties
  - b. Traffic Impacts
  - c. Site Access
  - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
  - e. Configuration and orientation of the property
  - f. Natural or man-made buffers and boundaries
  - g. Height of development
  - h. Bulk and scale of development
  - i. Building orientation
  - j. Site layout
  - k. Parking layout
  - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
- a. Creation of complementary uses;
  - b. Enhancement of transportation connections;
  - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
7. 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.
8. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

- C. **Allocation of residential land use.** Residential uses are not permitted within this PUD.
- D. **Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from US 301 Highway South. Location of the access points shown on the Site Plan as well as final design of the access points are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. US 301 is a FDOT Principal Arterial and is a designated preferred truck route with connectivity to Duval, Nassau, Clay, Bradford and other counties through central Florida.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be substantially provided as shown on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** Parking shall be provided as required by Part 6, except that the maximum parking ratio for convenience store/gas station uses shall be twelve (12) spaces per one thousand (1,000) square feet. The existing parking provided for Parcel 2 is permitted.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

**EXHIBIT F**

**Land Use Table**

Total gross acreage	<u>7.05</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	<u>7.05</u> Acres	<u>100</u> %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.