

WRITTEN DESCRIPTION
Old Middleburg PUD
2/22/2021

I. PROJECT DESCRIPTION

A. The site is located on the Northeast corner of the intersection of Old Middleburg Road S and Collins Road at 7715 and 7723 Old Middleburg Road S, Jacksonville, FL 32222. The two parcels contained within the PUD total 4.35 acres. The existing use of the parcels is for mobile homes. The surrounding uses include mobile homes, conservation lands, and undeveloped land (currently zoned as a PUD). The proposed use for the site will be a 25,000 sq ft building for commercial retail space.

B. Project Name: Old Middleburg PUD

C. Project Architect/Planner: Diversified Environmental Planning

D. Project Engineer: TBD

E. Project Developer: Reekee Patel

F. Current Land Use Designation: LDR

G. Current Zoning District: RR Acre

H. Requested Zoning District: PUD

I. Real Estate Number(s): 016361 0055, 016361 0060

II. QUANTITATIVE DATA

A. Total Acreage: 4.35 acres

B. Total number of dwelling units: 0

C. Total amount of non-residential floor area: 25,000 sq ft

D. Total amount of recreation area: 0

E. Total amount of open space: 0

F. Total amount of public/private rights of way: 0

G. Total amount of land coverage of all buildings and structures: 13.2 %

H. Phase schedule of construction (include initiation dates and completion dates): This project may be developed in Phases, initiation, and completion dates to be determined.

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
- (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.
- (8) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (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.
- (14) Personal property storage establishments meeting the performance development criteria set forth in Part 4.

- (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.
- (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.
- (19) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
- (20) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (21) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
- (22) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
- (23) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, [Section 656.421](#) (Textile Recycling Bins).
- (24) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for off-premises consumption.
- (25) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- (26) Multi-family residential integrated with a permitted use.
- (27) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
- (28) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (29) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- (30) Schools meeting the performance standards and development criteria set forth in Part 4.

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

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

B. Permissible Uses by Exception:

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

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

(3) 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.

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

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

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

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. Permitted Accessory Uses and Structures:

(1) Land clearing and processing of land clearing debris provided, however, land clearing debris may be processed only in conformity with Chapters 360, 380 and 386, to the extent those Chapters are applicable.

E. 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.

(2) *Vehicular Access.*

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

(3) *Pedestrian Access.*

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

This development will be consistent with Part 13 Sign Regulations of the Zoning Code for the CCG Zoning district.

D. Landscaping:

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

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.

A 2030 Comprehensive Plan Future Land Use Map (“FLUM”) amendment has been filed simultaneously with this application to change the FLUM designations on the Property from Low Density Residential to (LDR) to Community/General Commercial (CGC). The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations for the CGC Land Use category.

This PUD is consistent with FLUE Policy 1.1.12 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 the Alcohol Beverages Part. Alcoholic beverages, for on or off premise consumption, would not be allowed with the current LDR land use or RR Acre zoning. The PUD zoning, along with the change to a CGC land use, will allow for sale of alcoholic beverages to be included as an allowable use.