

WRITTEN DESCRIPTION

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

December 23, 2025

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: 2
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 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, minor or 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,
5. Fruit, vegetable, poultry or fish markets.
6. All types of professional and business and offices.
7. 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.
8. Hotels and motels.
9. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
10. Boatyards.
11. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
12. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.

13. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
14. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
15. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
16. Private clubs.
17. Churches
18. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
19. Vocational, trade and business schools.
20. Banks, including drive-thru tellers.
21. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
22. 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.
23. The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
24. Travel trailer parks.
25. Automobile, boat, motor home, and RV storage.
26. Bus, semi-tractor, or truck parking and/or storage.
27. .Residential uses, both single family and multiple family.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403.

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:* 60 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.*
 - 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:

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

Code or as otherwise approved by the Planning and Development Department.

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.

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;

EXHIBIT F

PUD Name

10028 HECKSCHER DRIVE PUD

Land Use Table

Total gross acreage	1.28	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units	2	D.U.	
Multiple family		Acres	%
Total number of dwelling units		D.U.	
Commercial	1.28	Acres	100 %
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space		Acres	%
Public and private right-of-way		Acres	%
Maximum coverage of buildings and structures	14,550	Sq. Ft.	%