



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
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Jacksonville.gov

September 4, 2025

The Honorable Kevin Carrico
The Honorable Joe Carlucci, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2025-0579 Application for: Sunbeam Flex Office Complex PUD

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairperson Carlucci and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning Department Recommendation: **Approve with Condition**

- 1. The property shall provide the required vehicular use area frontage trees along Sunbeam Road, as required by Section 656.1215 of current Zoning Code.**

Planning Commission Recommendation: **Approve with Condition**

- 1. The property shall provide the required vehicular use area frontage trees along Sunbeam Road, as required by Section 656.1215 of current Zoning Code.**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated June 3, 2025.
2. The Revised Written Description dated August 20, 2025.
3. The Original Site Plan dated September 4, 2025.

Planning Commission Commentary: There were no speakers in opposition and little discussion amongst the commissioners.

Planning Commission Vote: **7-0**

Mark McGowan, Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Charles Garrison	Aye
Ali Marar	Aye
Dorothy Gillette	Aye
D.R. Repass	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erin L. Abney".

Erin L. Abney, MPA

Chief, Current Planning Division
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REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0579 TO
PLANNED UNIT DEVELOPMENT
SEPTEMBER 4TH, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0579** to Planned Unit Development.

<i>Location:</i>	4672 Sunbeam Road Jacksonville, FL 32223
<i>Real Estate Number(s):</i>	1490208-0000
<i>Current Zoning District(s):</i>	Commercial Residential Office (CRO)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Residential Professional Institutional (RPI)
<i>Proposed Land Use Category:</i>	Business Park (BP)
<i>Planning District:</i>	Southeast, District 3
<i>Council District:</i>	District 5
<i>Applicant/Agent:</i>	Folks Huxford Folks M Huxford LLC 10230 Manorville Drive Jacksonville, FL 32221
<i>Owner:</i>	4672 Sunbeam, LLC. 2950 Halcyon Lane Suite 205 Jacksonville, FL 32223
<i>Staff Recommendation:</i>	APPROVE WITH CONDITION

GENERAL INFORMATION

Application for Planned Unit Development **2025-0579** seeks to rezone approximately 1.07± acres of vacant land, located in the suburban development area on the southeastern corner of Sunbeam Road and Shellie Street, from Commercial-Residential Office (CRO) to PUD. The rezoning to

PUD is being sought to permit the development of up to 11,000 square feet of enclosed office, flex, or warehouse space. This PUD will follow Business Park (BP) land use and offer space and indoor storage for low intensity commercial/industrial uses. The primary use of the property will be commercial offices, permitting flex space and small warehousing for manufacture agents and display rooms, office and indoor material storage.

The current zoning for the property is a mixed-use category (CRO) that allows commercial, residential, and office use. Some commercial uses permitted include schools, vocational and business schools, colleges, churches, libraries and community centers, radio and television broadcast studios, banks, art galleries and dance/gym studios and fitness centers, cosmetology, bed and breakfast establishments. Residential uses allowed include multifamily and single-family dwellings, community residential homes, hospice facilities, and cottages. Office uses permitted in CRO zoning include medical and dental offices, professional and business offices. The proposed PUD seeks to follow the mixed-use land use category, Business Park (BP), to accommodate low to moderate intensity office and industrial parks.

There is a companion Land Use Amendment, **2025-0578 (L-6045-25C)**. The proposed LUA seeks to amend the land use from Residential-Professional-Institutional (RPI), to Business Park (BP). Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses, with the exception of ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Business offices should comprise the majority of the land area, while service, major institutional and light industrial uses constitute the remaining land area.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The Planning Department finds that the subject property seeks to be rezoned the Business Park (BP) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan. A companion Future Land Use Map (FLUM) amendment was filed for this site to change the current land use from Residential Professional Institutional (RPI) to Business Park (BP) (L-6045-25C / 2025-578) which is pending concurrently with this application.

Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses, with the exception of ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Business offices should comprise the majority of the land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be

permitted. Residential uses are also permitted in appropriate locations as identified under the Development Area Uses and densities. BP in the Suburban Area is intended to provide compact low to medium intensity office development.

The applicant seeks to rezone from Commercial Residential Office (CRO) to Planned Unit Development (PUD) to permit flex space and warehousing development. The proposed PUD seeks to follow Business Park (BP) land use categories. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element

Goal 1: To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 3.2: Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.1: The City shall encourage development of commercial and light/service industrial uses in the form on nodes, corridor development, centers or parks.

Policy 3.2.6: The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning Department, Planning Commission and City Council (including the LUZ Committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Business Park (BP) or [L-6045-25-C]. There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-6045-25C (Ordinance 2025-0578) that seeks to amend the portion of land that is within the Residential-Professional Institution (RPI) land use category to Business Park (BP). The Planning Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (A) and (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a variety of commercial and entertainment uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The use of existing and future landscaping: The provided frontage along Sunbeam Road suggests the site plan can provide the required number of vehicular use area trees along Sunbeam Road due to the location of the retention pond between the parking lot and the right-of-way (R.O.W). The application was forwarded to the Landscaping Section of Development Services Division for review and they provided the following comments:

1. *There is enough space to provide vehicular-use area frontage trees along Sunbeam Road because the location of the dry stormwater retention pond sits between the right-of-way (R.O.W) and the parking lot.*
- Traffic and pedestrian circulation patterns: The subject site is approximately 7.53 acres and is located on Sunbeam Road, a collector roadway. Sunbeam Road between Craven Road and Philips Highway (US-1/SR-5) is currently operating at 35% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 12,782 vpd. The applicant requests a maximum of 11,000 SF of Flex Warehouse (ITE Code 152) which could produce 24 daily trips. The proposed PUD shows site roadway access that will comply with applicable provisions of City of Jacksonville Ordinances Chapter 654 and the Land Development Procedure Manual. Off-street parking & loading on site shall comply with the requirements in the City of Jacksonville Ordinances Chapter 656 Zoning Code Part 6 and the Land Development Procedure Manual.

The application was forwarded to the Transportation Division and Traffic Reviewer in Development Services Division, and they provided the following comments:

1. *The site roadway access will comply with applicable provisions of City of Jacksonville Ordinances Chapter 654 and the Land Development Procedure Manual.*
 2. *The Off-Street Parking and Loading on site shall comply with the requirements in the City of Jacksonville Ordinances Chapter 656 Zoning Code Part 6 and the Land Development Procedure Manual.*
- The particular land uses proposed and the conditions and limitations thereon: The proposed project will promote commercial and industrial uses like flex office space and warehouse uses, offering office space and indoor storage for low intensity commercial/ industrial uses.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: The surrounding area is a predominately mixed use, with a variety of businesses and residential properties along Sunbeam Road. Churches, residential housing, and office buildings exist in the CRO districts. Single-family dwellings and multifamily dwellings are in areas zoned RMD-A, RMD-D, RLD-60, and PUD. There are CCG-1 uses along Sunbeam Road and on Old Kings Road south, as well as IBP-2 uses on the northside of Old Kings Road south.
- The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	PUD	bank, office, and medical offices
South	RPI	CRO	commercial/office condos
East	RPI	CRO	vacant, office building
West	RPI	CRO	church

(6) Intensity of Development

The proposed development is consistent with the Business Park (BP) functional land use category for flex space development and warehouses that offer office space and indoor storage for low intensity commercial/industrial uses. The PUD is appropriate at this location because it will serve a variety of businesses and offices that do not require intense use on-site. The intensity of flex space is similar to the existing commercial office uses in surrounding area, and warehouse/flex space usage on the corner of Sunbeam Road and Old Kings Road.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property is located off Sunbeam Road, a collector roadway. Sunbeam Road between Craven Road and Philips Highway (US-1/SR-5) currently operates at 35% capacity, with a maximum daily capacity of vehicles per day of 36,000 (vpd) and average daily traffic of 12,782 vpd. The PUD proposes a flex warehouse space that could produce 24 daily trips, well within the capacity limits of this segment of Sunbeam Road.
- The availability and location of utility services and public facilities and services: Water, sewer, and electric connections for the property are consistent with JEA design standards, processes, and procedures.

(7) Usable open spaces plazas, recreation areas.

The proposed project is commercial/industrial in nature and does not need to meet the requirements of Section 656.420. The project's main intent is flex space and warehousing that aligns with Business Park (BP) land use.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, the written description states, "any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements."

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. Loading facilities will be located along the northerly side of the proposed building. Alternatively, parking may be reviewed and approved by the Transportation Planning Division using the Institute of Transportation Engineers (ITE) Trip Generation Manual.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 27th, 2025, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0579** be **APPROVED with the following exhibits:**

1. The original legal description June 3rd, 2025
2. The original written description April 23rd, 2025

3. The original site plan September 4th, 2024

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0579** be **APPROVED with condition**

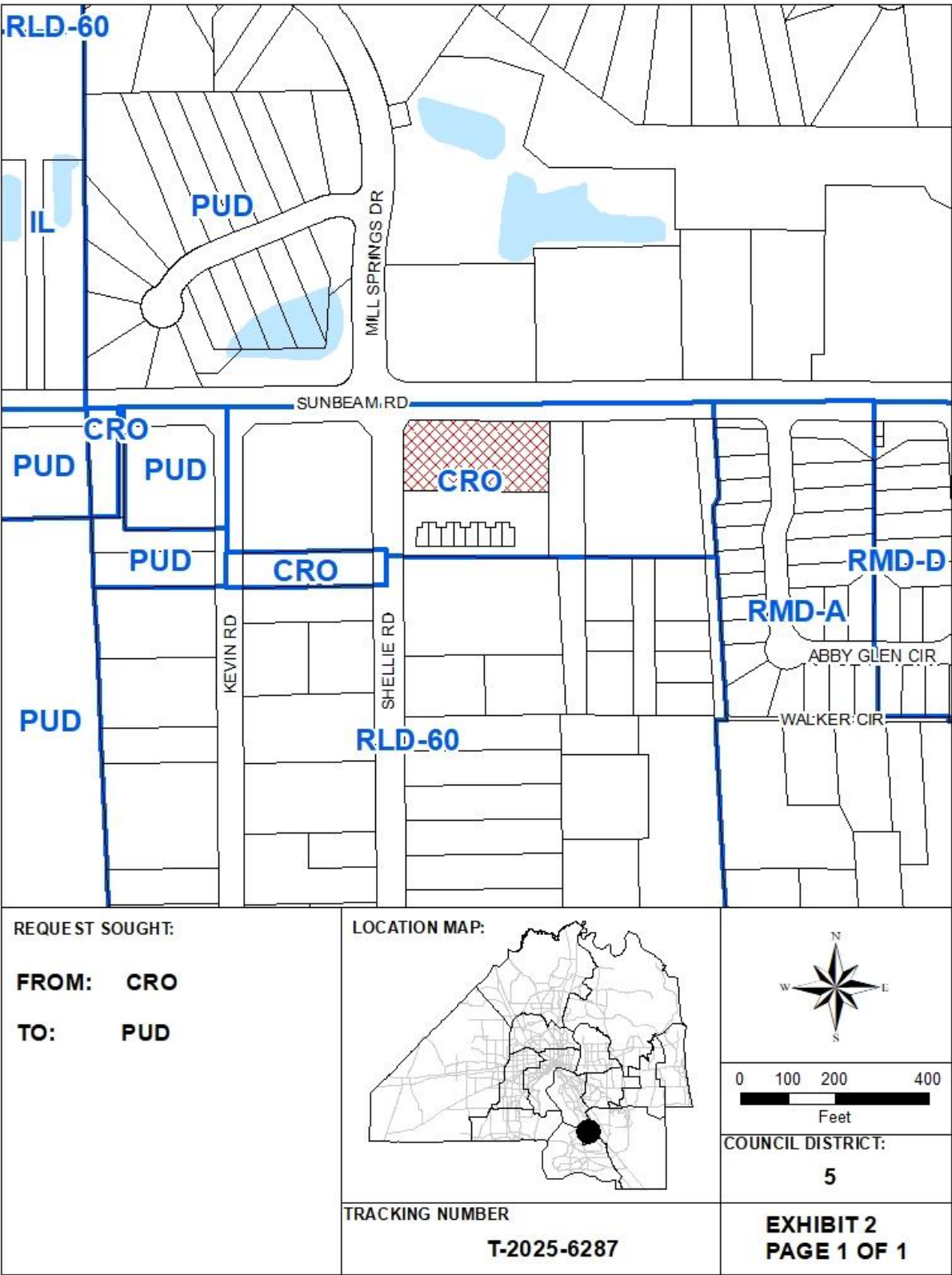
1. The property shall provide the required vehicular use area frontage trees along Sunbeam Road, as required by Section 656.1215 of current Zoning Code.



View of subject property from Sunbeam Road



View of subject property from Shellie Road



Legal Map