



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
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Jacksonville, FL 32202
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May 8, 2025

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

RE: Planning Commission Advisory Report
Ordinance No.: 2025-0241 Application for: Max Leggett PUD

Dear Honorable Council President White, Honorable Council Member and LUZ Chairperson Carrico 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 and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated February 7, 2025
2. The Original Written Description dated February 26, 2025
3. The Original Site Plan dated February 26, 2025

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **6-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Aye
Amy Fu	Absent

Charles Garrison	Aye
Julius Harden	Absent
Ali Marar	Aye
Dorothy Gillette	Aye

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', with a stylized, flowing script.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
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(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0241 TO
PLANNED UNIT DEVELOPMENT

MAY 8, 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 **2025-0241** to Planned Unit Development.

<i>Location:</i>	0 Hyatt Road; at the corner of Main Street North and Max Leggett Parkway
<i>Real Estate Number(s):</i>	106266-0050
<i>Current Zoning District(s):</i>	Planned Unit Development (2022-0077-E)
<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>	Community / General Commercial (CGC)
<i>Planning District:</i>	North, District 6
<i>Council District:</i>	District 8
<i>Applicant/Agent:</i>	Cyndy Trimmer, Esq. Driver, McAfee, Hawthorne and Diebenow, PLLC 1 Independent Drive, Suite 1200 Jacksonville, Florida 32202
<i>Owner:</i>	The Brunello Group, LLC 12868 Quailbrook Drive Jacksonville, Florida. 32224
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Planned Unit Development 2025-0241 seeks to rezone approximately 0.49 acres of land from PUD to PUD. The rezoning to PUD is being sought to add the use of service garages for minor and major repairs, provided that all work is conducted indoor and no outside storage is

allowed, to the existing 2022 PUD. The existing PUD allows for both residential and a wide variety of commercial uses typically found in the CCG-1 Zoning District, but did not include service garages.

The previous PUD (2022-0077) was approved with one condition: A traffic study shall be provided at the Civil Site Plan Review. Prior to commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services. Staff does not recommend forwarding the condition with the proposed PUD as the development of the PUD is underway, and the site will be required to go through approvals by the Traffic and Transportation Divisions during the development process.

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 0.49 of an acre subject property is located at 0 Hyatt Road at the northwest intersection of Max Leggett Parkway and Main Street North. According to the City's Functional Highways Classification Map, Hyatt Road is a local roadway, Max Leggett Parkway is an FDOT Principal Arterial roadway, and Main Street North is a major arterial roadway. The property is located within the Residential-Professional-Institutional (RPI) land use category within the Urban Development Area, in Council District 8 and Planning District 6 (North). The applicant is proposing a Planned Unit Development (PUD) to PUD rezoning to allow for a minor service garage. The applicant is also proposing a companion land-use application to amend the land use designation from RPI to Community / General Commercial (CGC), pending concurrently subject to Ordinance 2025-240.

According to the Category Descriptions of the Future Land Use Element (FLUE), Community / General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Community / General Commercial (CGC) in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential use is encouraged to provide support for commercial and other uses. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services, and which abut a roadway classified as a collector or higher on the Functional Highway Classification Map.

The maximum gross density for CGC in the Urban Area shall be 40 units/acre and there shall be no minimum density; unless otherwise stated in the Comprehensive Plan. In the absence of the

availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services. A JEA Availability of Services Letter and a Binding Letter submitted with the PUD rezoning application indicate that the site will be served by JEA water and sewer.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density and intensity requirements of the proposed CGC category and the 2045 Comprehensive Plan.

(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 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.

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.

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.

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 and Development Department, Planning Commission and City Council (including the appropriate 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): Residential-Professional-Institutional (RPI). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-6022-25C (Ordinance 2025-0240) that seeks to amend the portion of land that is within the RPI land use category to CGC. The Planning and Development Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for commercial development. Thus, 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 separation and buffering of vehicular use areas and sections of vehicular use areas: The site plan shows a direct cross access at two points to the neighboring restaurant to the west of the subject site. The site will have a 20 foot landscape buffer between the VUA and Max Legget Parkway, and a 10 foot landscape buffer between the VUA and the railroad property to the east.

- Compatible relationship between land uses in a mixed use project: The PUD contains uses that are found in the CCG-1 Zoning District, as well as the 2022 PUD. The one additional use is compatible with the surrounding area and the existing uses in the area.

(5) External Compatibility

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

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The surrounding area over time has been rezoned and developed as a mix of commercial, institutional, and residential properties. The site has seen major growth over the last 10 years. The properties directly abutting the site are a Culvers restaurant to the west, railroad tracks to the east, a Gate Gas Station to the South, and a new Multi-Family Complex to the North. The proposed structure is situated on the south end of the property to maximize the possible distance from the residential, while providing a large buffer from the roadway.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RPI	PUD-2022-77	Multi-Family Dwellings
South	CGC	PUD-2020-16	Gate auto laundry
East	CGC	CCG-2	Railroad Crossing / Filling station
West	RPI	PUD-2022-77	Culvers Restaurant

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The proposed PUD is within the Dunn Avenue and Main Street Corridor Redevelopment Plan. The subject site is west of Main Street North, and is currently a mix of vacant land and residential uses. Establishing a new commercial use will eradicate the outdated and unappealing aesthetic along major streets and protect the corridors as emphasized within this plan. The implementation of new development will help continue the revitalization within the district.

(6) Intensity of Development

The proposed development is consistent with the Community / General Commercial (CGC) functional land use category as a commercial development. The PUD is appropriate at this location because the PUD will provide an additional commercial use along Max Legget Parkway which will support the adjacent residential uses.

- The availability and location of utility services and public facilities and services: JEA

indicates there is a 16 inch water main and a 4 inch sewer main along Max Leggett Parkway.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site is approximately 0.49 acres and is located on Max Leggett Parkway, a minor arterial roadway. Max Leggett Parkway between Airport Center Drive and Main Street is currently operating at 38% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 13,977 vpd.
- The applicant requests an oil change facility (ITE Code 941) which could produce 118 daily trips.

(7) Usable open spaces plazas, recreation areas.

The proposed project is a commercial development, but will follow the open space requirements of the 2045 Comprehensive Plan.

(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. 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 for service garages shall be at a minimum rate of two (2) spaces per one thousand (1,000) square feet of floor area, and designated loading spaces shall not be required because the proposed building is less than five thousand (5,000) square feet. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

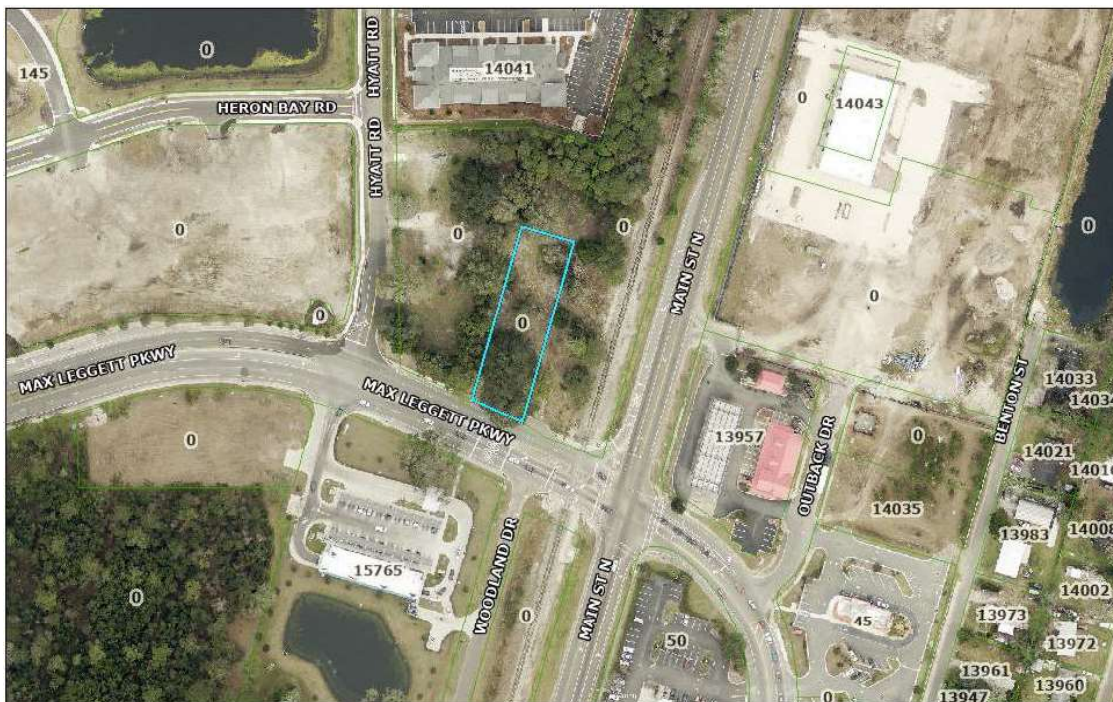
Upon visual inspection of the subject property on April 30, 2025, the required Notice of Public Hearing sign was posted.

RECOMMENDATION

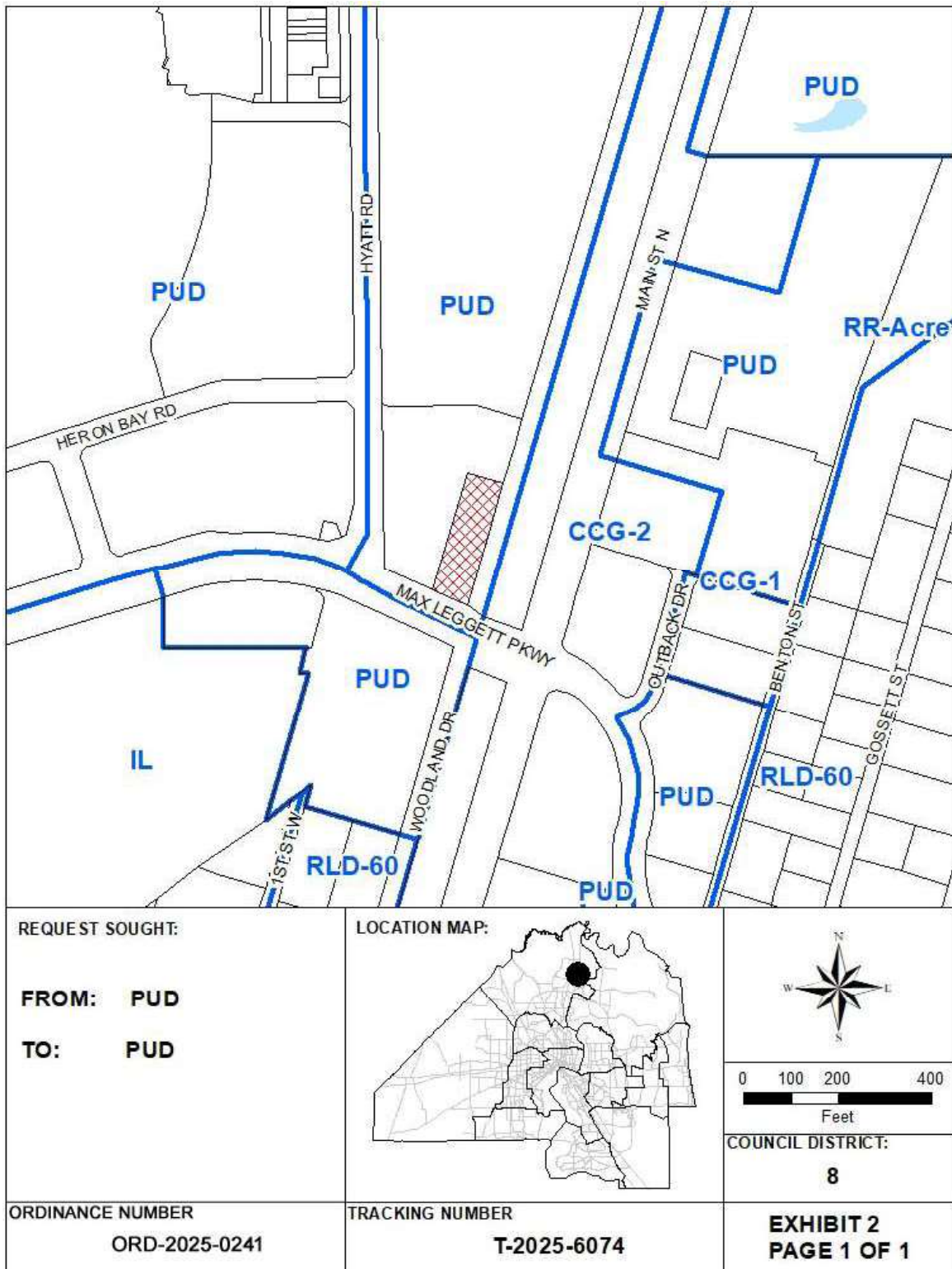
Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0241** be **APPROVED with the following exhibits:**

1. The original legal description dated February 7, 2025
2. The original written description dated February 26, 2025
3. The original site plan dated February 26, 2025

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0241** be **APPROVED.**



Aerial view of subject property



Legal Map