



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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July 17, 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.: 2025-0247**

**Application for: Broward Road 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 and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The Revised Legal Description dated April 16, 2025.
2. The Revised Written Description dated May 28, 2025.
3. The Revised Site Plan dated April 17, 2025.

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

Planning Commission Vote: **8-0**

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

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 2025-0247 TO**  
**PLANNED UNIT DEVELOPMENT**

**JULY 17, 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 **2025-0247** to Planned Unit Development.

<b><i>Location:</i></b>	0 Broward Road Between Zoo Pkwy and I-95
<b><i>Real Estate Number(s):</i></b>	022106-0000; 022125-0000
<b><i>Current Zoning District(s):</i></b>	Commercial Office (CO)
<b><i>Proposed Zoning District:</i></b>	Planned Unit Development (PUD)
<b><i>Current Land Use Category:</i></b>	Community/ General Commercial (CGC)
<b><i>Planning District:</i></b>	North, District 6
<b><i>Council District:</i></b>	District 8
<b><i>Applicant/Agent:</i></b>	Cyndy Trimmer, Esq. Driver, McAfee, Hawthorne and Diebenow, PLLC 1 Independent Drive, Suite 1200 Jacksonville, Florida 32202
<b><i>Owner:</i></b>	A-B Distributors, Inc. 1116 N. Edgewood Avenue Jacksonville, Florida 32254
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Planned Unit Development **2025-0247** seeks to rezone approximately 7.53 acres of land from Commercial Office (CO) to PUD. The rezoning to PUD is being sought to allow a maximum of 60,000 square feet of commercial uses consisting of general commercial and personal property storage uses, including outdoor storage. The PUD differs from the normal code by

allowing the outdoor storage use by right which requires an exception in the CCG-2 Zoning District while also limiting the number of allowed uses that are permitted in the CCG-2 District.

### **CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 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 of an application for rezoning to Planned Unit Development.

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

Yes. The 7.53-acre subject property is located at 0 Broward Road at the southwest intersection of Zoo Parkway and I-95 near the I-95 South On-Ramp. According to the City's Functional Highways Classification Map, Broward Road is a local roadway, Zoo Parkway is a minor arterial roadway, and I-95 is an FDOT interstate. The property is located within the Community / General Commercial (CGC) land use category, the Urban Development Area, Council District 8, and Planning District 6 (North). Abutting the site to the west is the Suburban Development Area. The applicant seeks to rezone the site from Commercial Office (CO) to Planned Unit Development (PUD) to allow for the storage of RVs, boats, trucks, trailers, and other similar items.

According to the Category Descriptions of the Future Land Use Element (FLUE), 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. 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. However, residential uses are not included as a permissible use in the PUD written description. 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 CGC category described in 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.

**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.

***(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.

***(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): Community/ General Commercial (CGC). The Planning 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 uses. No residential uses are proposed within the PUD.

### ***(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 and variety of building groupings:** The site plan shows one structure on the southern parcel of the subject site, while the northern parcel will not have any structures and be used for outdoor storage.
- **The separation and buffering of vehicular use areas and sections of vehicular use areas:** The site plan shows the parking area with standard drive aisles and terminal islands on the southern parcel, while landscape buffers are shown on all sides of the parking and storage areas on both parcels.
- **Compatible relationship between land uses in a mixed-use project:** The written description includes uses that will be commercial and fall within a CGC Land Use Category. The proposed PUD is compatible with the existing Land Use Category that would be over the entire site.
- **Landscaping:** Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that interior landscaping shall not be required and perimeter landscaping, except for the Broward Road frontage, shall not be required.

### ***(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 perimeter of the proposed project is made up a minimum 10 foot Landscape Buffers and screening structures.
- **Ingress and Egress:** The proposed accesses are located on Broward Road, which is a local road. The two proposed driveway access are located directly across from existing intersecting roadways.
- **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	CGC	PUD	Multi-Family
South	MDR	PUD	I-95
East	CGC/MDR	PUD	I-95 & Broward/Zoo Interchange
West	MDR	RMD-D	Multi-Family Residential

***(6) Intensity of Development***

The proposed development is consistent with the Community/ General Commercial (CGC) functional land use category for the proposed uses. The PUD is appropriate at this location given its location on Broward Road near the interchange with I-95. Additionally, the Bert Maxwell Boat Ramp is located just south of the subject site which the proposed outdoor Boat Storage will serve.

- **The availability and location of utility services and public facilities and services:** Public Services are available at the subject site, utilizing existing services under Broward Road.
- **The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The subject site located at the interchange of Broward Road and I-95.

**Transportation Planning Division Comments:** The subject site is approximately 7.53 acres and is located on Broward Road, a collector road, south of Zoo Parkway, a minor arterial, and north of Interstate (I-95/SR-9). Broward Road between Biscayne Boulevard and Interstate 295 (I-295) is currently operating at 40% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 22,400 (vpd) and average daily traffic of 13,447 vpd. I-95 between Trout River Bridge and Zoo Parkway is currently operating at 90% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 131,200 (vpd) and average daily traffic of 117,500 vpd.

The applicant requests a maximum of 60,000 SF of commercial (ITE Code 152) which could produce 131 daily trips.

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.

Parking for uses of Warehousing or Storage shall be at a minimum ratio of 1 parking space per 750 square feet. The space in front of the concrete dumpster pad (as depicted in the PUD site plan) shall count as the required loading space for the development

***(7) Usable open spaces plazas, recreation areas.***

The project will be developed with the required amount of open space. A recreation area is not required for commercial 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 does identify 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.***

Pursuant to Part 6 of the Zoning Code, provided that any use within “Building 1” as depicted in the Site Plan shall be parked at a minimum ratio of one (1) parking space per seven hundred fifty (750) square feet. The space in front of the concrete dumpster pad shall count as the required loading space for the development.

***(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 July 9, 2025, the required Notice of Public Hearing sign was posted.





### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning Department that the Application for Rezoning **2025-0247** be **APPROVED with the following exhibits:**

1. The revised legal description dated April 16, 2025.
2. The revised written description dated May 28, 2025.
3. The revised site plan dated April 17, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0247** be **APPROVED.**

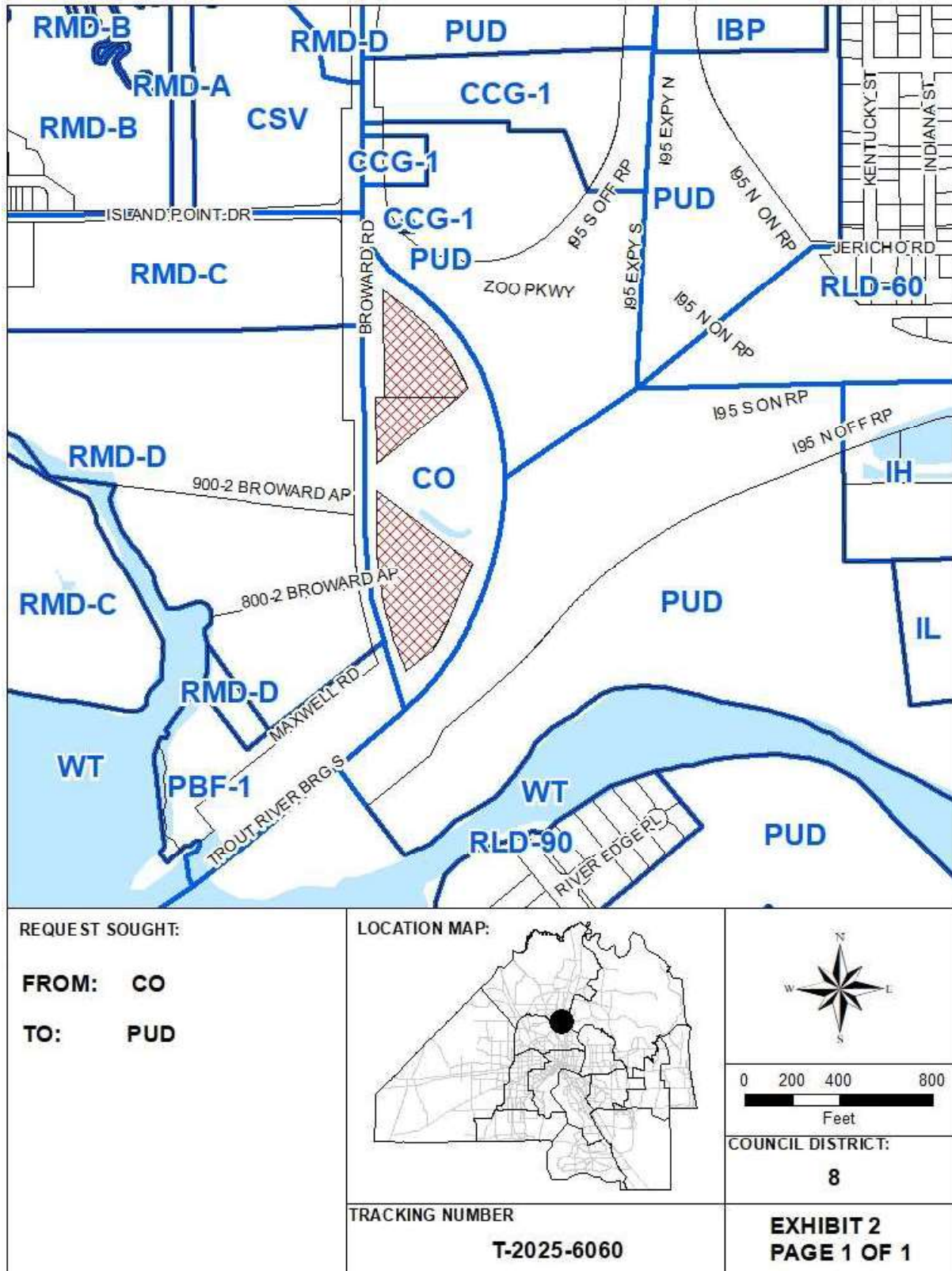


**Aerial View**



View of the Subject Property





Legal Map