



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
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.: 2025-0585 Application for: Claire Lane 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 Conditions**

1. Veterinarians meeting the performance standards and development criteria set forth in Part 4 shall be removed from uses permitted by right.
2. Unless Waived by The Chief of Traffic Engineering or their designee, A traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, The Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).

Planning Commission Recommendation: **Approve with Conditions**

1. Veterinarians meeting the performance standards and development criteria set forth in Part 4 shall be removed from uses permitted by right.
2. Unless Waived by The Chief of Traffic Engineering or their designee, A traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, The Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated April 11, 2025.
2. The Original Written Description dated April 11, 2025.
3. The Original Site Plan dated April 15, 2025.

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

J\

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,



Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0585 TO
PLANNED UNIT DEVELOPMENT

SEPTEMBER 4, 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 **2025-0585** to Planned Unit Development.

<i>Location:</i>	0 Claire Lane, between Scott Mill Road and San Jose Boulevard
<i>Real Estate Number(s):</i>	156026 0225
<i>Current Zoning District(s):</i>	Planned Unit Development (PUD 1980-352-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>	District 3 – Southeast
<i>Council District:</i>	District 6
<i>Applicant/Agent:</i>	Cyndy Trimmer, Esq. Driver, McAfee, Hawthorne and Diebenow, PLLC One Independent Drive, Suite 1200 Jacksonville, Florida 32202
<i>Owner:</i>	Southbelt Park LTD; IGS Diamond S Inc.; Irving G. Snyder, Jr. 984 Shipwatch Drive East Jacksonville, FL 32225
<i>Staff Recommendation:</i>	APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development 2025-0585 seeks to rezone approximately 3.07 acres of land from Planned Unit Development (PUD 1980-0352-E) to a new PUD. The rezoning to PUD is being sought to permit for offices, retail, commercial condominium, and automobile storage. The proposed uses listed in the written description include uses primarily found in the CRO zoning district, with the addition of commercial condominiums and personal property storage.

The current PUD (PUD 1980-0352-E) amended a previous PUD and permits uses in conformance with the CCG-1 zoning district. The eastern portion of this PUD is developed as the San Jose Plaza at the northwest intersection of San Jose Boulevard and Claire Lane. The applicant seeks to rezone the western portion of the site that has remained vacant.

There is a companion Small Scale Land Use Amendment (**2025-0584/L-6046-25C**) which seeks to change a portion of the existing Land Use Category from Residential Professional Institutional (RPI) to Community/General Commercial (CGC).

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 applicant seeks a rezoning from PUD to PUD, with a companion land use change for a portion of the site (approximately 2.6 acres along the northern boundary) to CGC, via **Ordinance 2025-584**. The accessway and land along the westerly boundary of the site, abutting residential uses, would remain RPI. The subject site is currently vacant and abuts the San Jose Plaza shopping mall and an office complex. The amendment site abuts the Urban Development Area (UA), as San Jose Boulevard is within the UA along this segment.

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. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods to reduce the number of Vehicle Miles Traveled. CGC allows for multi-family residential densities up to 20 units per acre in the Suburban Area, except as provided elsewhere in the Comprehensive Plan.

Except for “Veterinarians meeting the performance standards and development criteria set forth in Part 4” (IV.A.7 of the Written Description), all permitted and permissible uses within the PUD are consistent with the allowed uses, density and intensity requirements of the RPI and CGC categories that underlie the proposed PUD zoning district

(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 does further 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, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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.

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 category 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 **2025-584 (L-6046-25C)** that seeks to amend 2.60± acres to

Community/General Commercial (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 office, retail, commercial condominiums and automobile storage. 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 streetscape: The proposed site plan shows a single entrance along Claire Lane. The road frontage is 100-feet wide and includes both a 5-foot sidewalk and 20-foot landscape buffer along Claire Lane.
- The use of existing and proposed landscaping: Per the submitted written description, landscaping will be provided per Part 12 of the Zoning Code. The application was routed to the Landscaping Section of the Development Services Division and the following were comments received:
 - Landscape has reviewed this PUD application. We have no objections to the written description but did want to note that a similar plan was approved under CDN# 10132.000. However, the provided site plan in this application appears to lack the required ADA accessible routes to all the building entrances that the previously approved plan provided.
- The particular land uses proposed and the conditions and limitations thereon: The PUD will be split between two land uses, RPI and CGC. The entire site will permit uses primarily found in the CRO zoning district. The CGC portion of the site will also permit for commercial condominiums and personal property storage.

(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 subject property is

bounded by single-family dwellings to the west. To the north and south of the subject site are offices, and to the east of the property are high intensity commercial uses. The proposed use will help to provide a transition between the commercial to the east and residential to the west.

- 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	CO	Vacant, office condominium
South	RPI/CGC	PUD 2014-0253-E PUD 1974-0987-E	Office, shopping center
East	RPI/CGC	PUD 2014-0253-E PUD 1980-0352-E	Shopping center
West	LDR	RLD-90	Single-family dwellings

(6) Intensity of Development

The proposed development is consistent with the proposed Community General Commercial (CGC) and Residential Professional Institutional (RPI) functional land use categories as a commercial condominium and office.

- The existing residential density and intensity of use of surrounding lands: There are single family dwellings to the west of the subject site. The proposed written description and site plan show a 10-foot landscaped buffer along the west property boundary. The northern portion of the site has wetlands that will be maintained, along with proposed storm water management.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site is approximately 3.07 acres and is located on Claire Lane, a local roadway, west of San Jose Boulevard, a minor arterial roadway. San Jose Boulevard between Loretto Road and Interstate 295 (I-295) Expy, is currently operating at 106% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 54,100 (vpd) and average daily traffic of 57,500 vpd.

The applicant requests a maximum of 50,000 SF of office condominiums (ITE Code 710) which could produce 542 daily trips.

The application was routed to the Development Services Divisions for comments regarding traffic engineering and the following were comments received:

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments concerning Traffic.

1. Unless Waived by The Chief of Traffic Engineering or their designee, A traffic study shall be undertaken by the developer upon PUD verification. The

methodology of the study shall be determined by the developer's Traffic Engineer, The Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).

2. Parking for the development shall comply with part 6 of the zoning code. Deviations may be approved by the Development Services Division or COJ Traffic Engineering.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the submission of 10-set and 10-set review process.

(7) Usable open spaces plazas, recreation areas.

Recreation and open space will be provided as required by the 2045 Comprehensive Plan.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, the City's GIS analysis identifies the location, size, quality and functional value of all wetlands located within the boundaries of the application site. The proposed rezoning should be reviewed for consistency with the Conservation/Coastal Management Element (CCME) wetlands policies. 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.

Per the submitted written description, parking shall be provided for the buildings within the CGC area at a minimum parking ratio of one (1) parking space per five thousand (5,000) square feet. Parking shall be provided for the building within the RPI area at a minimum ratio of two (2) spaces per one thousand (1,000) square feet. There shall be no maximum parking limit. Parking spaces may be located on a different lot or parcel or land they are intended to serve. Separately designated loading spaces are not required, provided that loading occurs within the Property and outside of the public right-of-way.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

The applicant provided photo proof and the sign posting affidavit that the required Notice of Public Hearing signs were posted on July 29, 2025.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0585** be **APPROVED** with the following exhibits:

1. The original legal description dated April 11, 2025.
2. The original written description dated April 11, 2025.
3. The original site plan dated April 15, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0585** be **APPROVED** with **CONDITIONS**:

1. Veterinarians meeting the performance standards and development criteria set forth in Part 4 shall be removed from uses permitted by right.
2. Unless Waived by The Chief of Traffic Engineering or their designee, A traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, The Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).



Aerial view of the subject site, facing north.



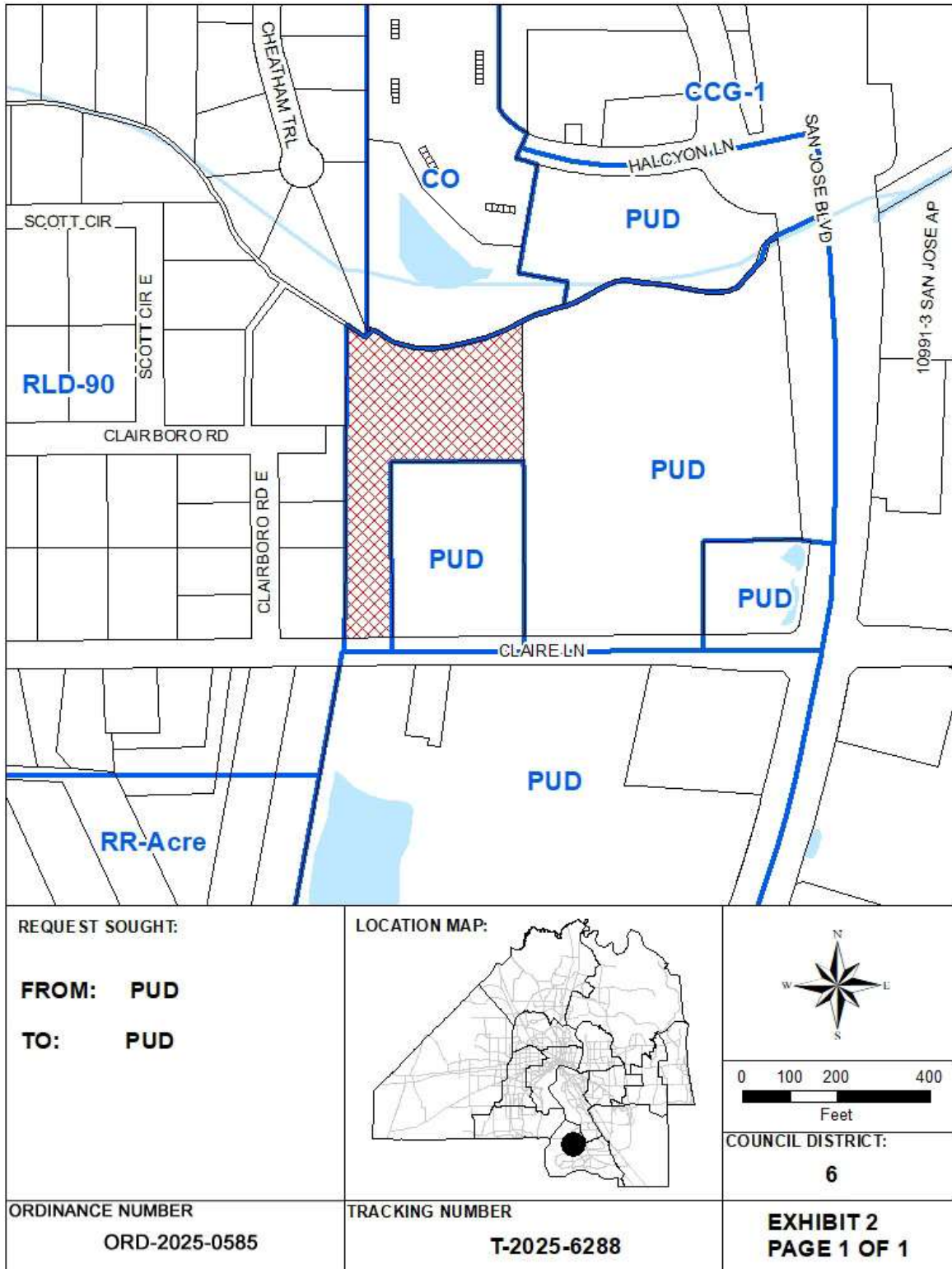
View of the subject site from Claire Lane.



View of neighboring office park, located east of the subject site.



Aerial view of the subject property, along with existing San Jose Plaza.



Legal Map