



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
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Jacksonville, FL 32202
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November 6, 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.: 2025-0674

Application for: 1636 Main Street 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 w/ Condition**

- 1. The proposed parking lot shall meet the landscaping requirements of Part 12 of the Zoning Code, unless otherwise approved by the Development Services Division.**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated June 18, 2025.
2. The Revised Written Description dated November 3, 2025.
3. The Revised Site Plan dated November 3, 2025.

Planning Commission Commentary: There were no speakers in opposition and little discussion amongst the commissioners. With the revised Exhibit 3 (Written Description) and Exhibit 4 (Site Plan) the Planning Department was supportive of removing the Condition in the Staff Report.

Planning Commission Vote: **6-0**

Charles Garrison, Chair	Aye
Mon'e Holder, Vice Chair	Absent
Michael McGowan, Secretary	Absent

Lamonte Carter	Aye
Amy Fu	Aye
Ali Marar	Aye
Dorothy Gillette	Aye
D.R. Repass	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 Department
214 North Hogan Street, 3rd Floor
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(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0674 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 9, 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 **2025-0674** to Planned Unit Development.

<i>Location:</i>	1636 Main Street North, between 6 th Street West and 7 th Street West
<i>Real Estate Number(s):</i>	071416 0005
<i>Current Zoning District(s):</i>	Planned Unit Development (PUD 2016-476-E) Commercial Community/General-Springfield (CCG-S)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Community/General Commercial (CGC)
<i>Planning District:</i>	District 1 – Urban Core
<i>Council District:</i>	District 7
<i>Applicant/Agent:</i>	Cyndy Trimmer, Esq. Driver, McAfee, Hawthorne and Diebenow, PLLC 1 Independent Drive, Suite 1200 Jacksonville, FL 32202
<i>Owner:</i>	Normandy Stratton, LLC 8650 12 Old Kings Road South Jacksonville, FL 32217
<i>Staff Recommendation:</i>	APPROVE with CONDITION

GENERAL INFORMATION

Application for Planned Unit Development 2025-0674 seeks to rezone approximately 0.48± acres of land from Planned Unit Development (PUD 2016-0476-E) and Commercial Community/General-Springfield (CCG-S) to Planned Unit Development (PUD). The rezoning to PUD is being sought to permit a veterinary office, along with an integrated bar and dog park.

The property is developed with a 3,060 square foot building built in 1959. The property is in the boundaries of the Springfield Zoning Overlay and Springfield Historic District. The application was forwarded to the Historic Preservation Section and the following comments were issued:

The subject property is within the boundaries of the locally designated Springfield Historic District. Any alteration to the existing structures, new construction, demolition, or site work at the property is therefore subject to Certificate of Appropriateness (COA) review. Alterations to the subject property are reviewed in accordance with the Ordinance Code Criteria listed within Chapter 307 and the Springfield Historic District Design Guidelines. Furthermore, the property is associated with the addresses 1632 Main Street North and 1636 Main Street North, both of which are listed as non-contributing structures within the Springfield Historic District.

A COA for window and door replacement at 1632 Main Street North was approved by the Historic Preservation Section on August 14, 2025 (COA-25-32770). A COA was submitted on October 1, 2025 for alterations to the subject property including the installation of an awning, turf, and fencing as well as the painting of a mural and the creation of a parking lot. The documents within the recent COA submission appear to be consistent with the plans that were submitted for the proposed PUD. As proposed, the alterations will require review by the Jacksonville Historic Preservation Commission (JHPC).

The current PUD governing a portion of the site, PUD 2016-0476-E, permitted the development of a brewery and taproom on-site, along with waiving Part 8 distance requirements. Main & Six Brewing occupied the northern portion of the building before closing in 2022.

The proposed PUD would permit a variety of commercial uses consistent with the CCG-S zoning district and also waive Part 8 requirements.

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 0.48 of an acre subject site is located at 1636 Main Street North, between 6th Street West and 7th Street West. According to the City's Functional Highways Classification Map, Main Street

is classified as a FDOT Principal Arterial roadway, while 6th Street and 7th Street are classified as local roadways. The site is located within the CGC land use category, and within the boundaries of both the Springfield Neighborhood LUZ Plan (1977) and the Springfield Zoning Overlay District. Additionally, the site is within the boundaries of both the National Historic Register and the locally designated Springfield Historic District. The site also has two corresponding Florida Master Site Files. Further, the site is also located within Planning District 1 (Urban Core), Council District 7, and the Urban Priority Development Area. The applicant seeks to rezone the property from CCG-S and PUD to PUD in order to allow for a veterinarian office with an integrated bar and dog park.

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 in order to reduce the number of Vehicle Miles Traveled. CGC in the Urban Priority Area is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses. Vertical integration of a mix of uses is encouraged.

Single-use multi-family development is permitted when 50 percent or more of the contiguous CGC category land area within up to one quarter of a mile radius is developed for non-residential uses. Multi-family developments that do not comply with the single-use provisions shall provide a mix of uses within the development site and multi-family uses shall not exceed 80 percent of a development.

The maximum gross density for CGC in the Urban Priority Area shall be 60 units/acre and the minimum gross density shall be 20 units/acre when centralized potable water and wastewater services are available to the site. 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. Based on the JEA Availability of Services Letter submitted with the rezoning application, the site appears to have access to central water and sewer services.

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. The 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, 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.

Downtown Brownfields Pilot Program Area

The property is located within the Downtown Brownfields Pilot Program Area. The City of Jacksonville designated properties in the downtown area as a Pilot Program Brownfields Area by City Council Resolution Number 2000-125-A. The property owner may request that the property be designated a Brownfields Site. A Brownfields Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Tax credits may be available for properties designated as a Brownfields Site.

Historic District

The project site is located within the boundaries of Springfield Historic District under both local designation and the National Historic Register. Additionally, the site has two corresponding Florida Master Site Files. Vertical construction and changes to existing structures on site must be reviewed by the Planning Department, and potentially the Jacksonville Historic Preservation Commission.

Springfield Neighborhood Action Plan (1977)

The site is located within the boundaries of the Springfield Neighborhood Action Plan. According to the Plan, the site is identified as being a part of Commercial-Intensive Zoning and Commercial Land Use. One goal identified in the Plan is to have commercial uses servicing the nearby residential uses, and to provide convenient neighborhood shopping facilities. Additionally, the

Plan has central themes of preserving, enhancing, and stabilizing the neighborhood. The proposed use of a veterinarian clinic integrated with a bar and dog park will not detract from the character of the area and will serve the residents of the community. Therefore, the proposed rezoning is consistent with the Plan.

(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): 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 does not include any residential development.

(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: This application was forwarded to the Landscaping Section of the Development Services Division. The following comments were received:
 1. The required backing area for the ADA perpendicular parking space is 24' (sec. 656.607(k)) and this is not provided on the site plan
 2. The required backing area for a one-way aisle, 60-degree parking space is 16' (sec. 656.607(k)) and this is not provided on the site plan.
 3. In the PUD written description Part III. Statements, Letter (A) it is stated, "Landscaping and a waiver of minimum distance for a liquor license location are adopted from the 2016 PUD," which covered the former brewing company. This

PUD had no onsite parking so there were no “landscape” requirements. This new PUD provides spaces for 10 onsite vehicles.

(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:

- 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	CCG-S	Vacant, commercial retail
South	CGC	CCG-S	Commercial retail
East	CGC	CCG-S	Commercial retail, bank
West	CGC	CCG-S	Single-family dwellings, Lodge

This request encourages development of an underutilized property within the Urban Area of the City that already has the infrastructure, utilities, and public facilities in place to support such development. The PUD provides for a gradual transition of densities and intensities between the types of uses which are unique to the urban design and character of this PUD and vary from the otherwise applicable Zoning Code provisions. The proposed rezoning is compatible with and protects the character of the nearby area and optimizes the combined potential for economic benefit. The PUD will promote and sustain the viability of an existing and emerging commercial/residential area offering a full range of employment, shopping, living, and leisure opportunities.

(6) Intensity of Development

The proposed development is consistent with the Community/General Commercial (CGC) functional land use category as commercial retail and is scaled for and complimentary to the pedestrian and surrounding uses. The PUD is appropriate at this location because it will support the existing offices, service establishments and residential dwellings in the area. If the property is redeveloped and the existing building is replaced with a new building, the property shall be developed in accordance with landscaping standards found in the Springfield Zoning Overlay and Historic District.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: This property is located along North Main Street, which is a state road. This application was forwarded to the Florida Department of Transportation for review, and the following comments were received:

Introduction

The 1636 Main Street PUD project requests a rezone of the subject property from CGC-S

& PUD to Planned Unit Development (PUD) to allow for the proposed veterinarian office & integrated bar & dog park in two existing structures totaling a 6,475 sq. ft. space. The project is located on a 0.48 acre site.

Accessibility

The existing site access is on N Main St / US-1/17 / SR-5/10A/139/228. There are no proposed connections to State facilities.

Bicycle and Pedestrian Facilities

There are sidewalks alongside the project site on N Main St.

Programmed Improvements

FDOT has no programmed capacity improvements in the vicinity of the project site.

Trip Generation

Table 1 shows the trip generation based on the plan of development using ITE's Trip Generation Manual, 11th Edition.

Table 1

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Single-Family Attached Housing	640	6,475	Sq. Ft.	139	24	24

Roadway Capacity

Table 2 shows the maximum level of service and peak hour volume for SR 212 and SR 202 according to FDOT's Florida State Highway System Level of Service Report, dated April 2025.

Table 2

County	Road	Segment ID	FDOT LOS Standard	Maximum Service Volume	2023 Peak Hour Volume	2023 Peak LOS	2029 Peak Hour Volume	2029 Peak LOS
Duval	US-1/17 / SR-5/10A/139/228 / Main St	21,003	D	2,438	918	C	994	C

The segment mentioned in Table 2 is anticipated to have adequate capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard in 2028. FDOT does not anticipate any significant adverse impacts to SR202 and SR212.

(7) Usable open spaces plazas, recreation areas.

No open space is required as the proposed project is strictly a commercial development.

(8) Impact on wetlands

Any development impacting wetlands will be required to comply with state and local permitting requirements.

(9) Listed species regulations

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

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

No minimum parking is required, except for churches with more than fifty (50) sanctuary seats, which must provide at least fifty percent (50%) of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code, and multiple-family and live-work loft uses, which must provide at least eighty percent (80%) of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code. The number of parking spaces provided shall not exceed the minimum number of parking spaces required under Part 6 of the Zoning Code, except that ten (10) spaces may be provided regardless of use or parking requirements under the Zoning Code. On-site or off-site parking is permitted within thirty (30) feet of a street right-of-way without a wall.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

The Applicant provided proof of the signs being posted and the sign posting affidavit on August 18th, 2025.



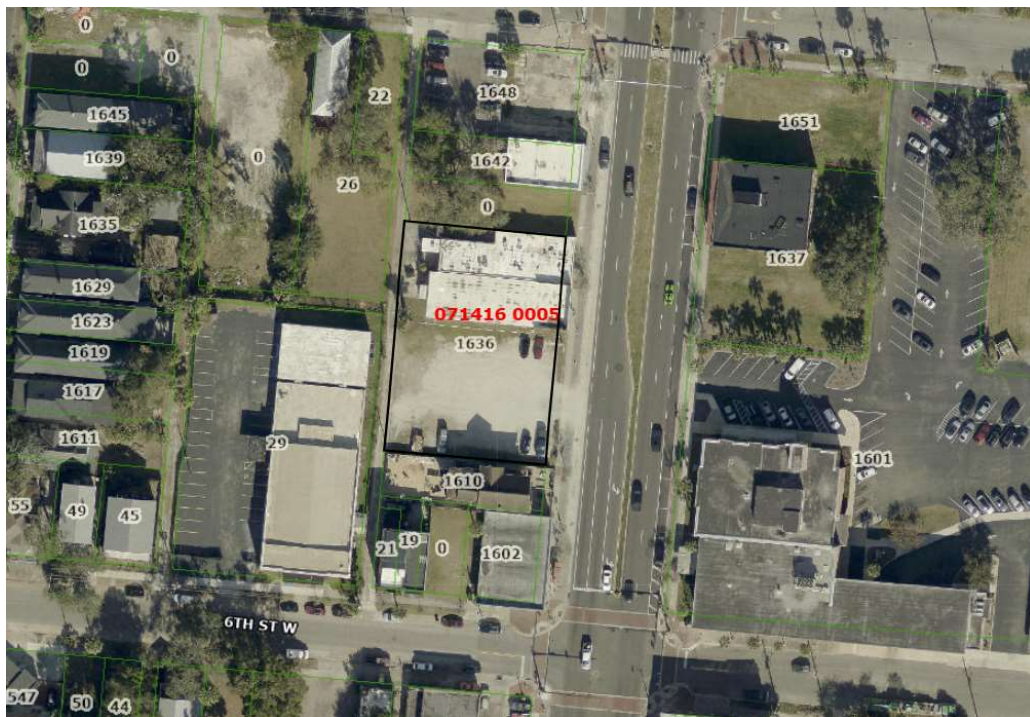
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0674** be **APPROVED** with the following exhibits:

1. The original legal description dated June 18, 2025.
2. The original written description dated June 18, 2025.
3. The original site plan dated May 7, 2024.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0674** be **APPROVED** with **CONDITION**:

- 1.) **The proposed parking lot shall meet the landscaping requirements of Part 12 of the Zoning Code, unless otherwise approved by the Development Services Division.**



Aerial view of the subject property facing north.



View of the subject property from Main Street North.



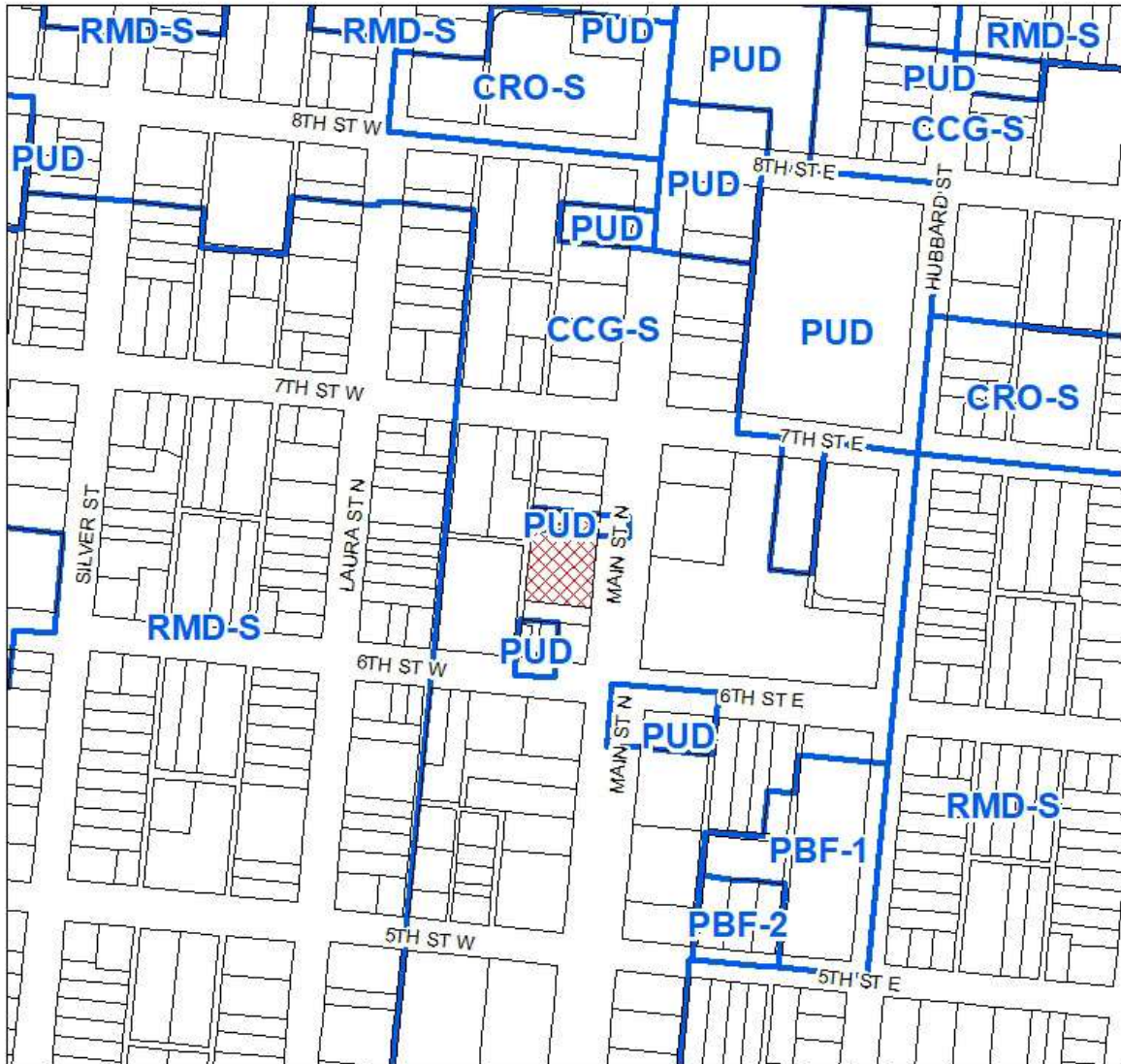
View of the existing parking area from Main Street North.

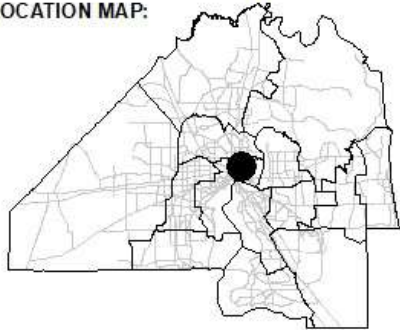



View of neighboring commercial property, located north of the subject site.



View of neighboring commercial property, located east of the subject site.



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-S & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 100 200 400</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>7</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2025-0674</p>	<p>TRACKING NUMBER</p> <p>T-2025-6367</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map