



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

January 9, 2024

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.: 2024-0918 Application for: 103rd Street Commercial Redevelopment 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 with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated August 16, 2024
2. The Original Written Description dated October 8, 2024
3. The Revised Site Plan dated December 6, 2024

Planning Commission conditions:

1. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.

2. Filling station light fixtures on canopies shall be mounted so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.
3. There shall be one tree located within 25 feet of the street right of way for each 25 linear feet or fraction thereof of street frontage of Firetower Road.
4. The driveway to Brannon Avenue shall meet the requirements of City of Jacksonville Code of Ordinance 654.115(b).
5. At no time shall the vehicles queued at a drive through block a public street. A queuing analysis shall be required for any drive through.

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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	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Charles Garrison	Aye
Julius Harden	Absent
Ali Marar	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', with a long horizontal flourish extending to the right.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
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Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-918 TO
PLANNED UNIT DEVELOPMENT

JANUARY 9, 2025

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2024-918** to Planned Unit Development.

Location: North side of 103rd Street between Brannon Avenue and Old Middleburg Road North

Real Estate Number(s): 013490-0000, 013486-0000, 013489-0015
013493-0000, 013498-0000, 013499-0000

Current Zoning District(s): Commercial Office (CO)
Commercial Community General-2 (CCG-2)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southwest, District 4

Council District: District 9

Applicant/Agent: Mark Shelton
Kimley-Horn and Associates, Inc.
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, Florida 32258

Owner: Alla Grobstin
Stoney Brook Trail, Inc.
8257 103rd Street
Jacksonville, Florida 32210

Elliot S. Gainers
One Touch Heating & Cooling, Inc.
8249 103rd Street
Jacksonville, Florida 32210

Bryan K. Cantrell
Signature Realty and Management, Inc.
4003 Hartley Road
Jacksonville, Florida 32257

Clint Durrance
8225 103rd Street
Jacksonville, Florida 32210

Staff Recommendation:

APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development 2024-918 seeks to rezone approximately 2.74 acres of land from Commercial Office (CO) and Commercial Community General-2 (CCG-2) to PUD. The rezoning to PUD is being sought to allow a variety of commercial retail and service establishments, auto laundry, day cares, restaurants with sale of beer and wine, personal property storage, filling stations, service garages and similar uses.

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 Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) 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. The proposed PUD allows a variety of commercial retail uses and service establishments, including restaurants with drive-throughs, and auto laundry. 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 of economic benefit and 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.

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 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Site layout

(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 category as identified in the Future Land Use Map series (FLUMs): 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 a variety of commercial 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 streetscape: The site plan presents a streetscape that is similar to other developments along the 103rd Street corridor.
- The use of existing and proposed landscaping: The PUD indicates the development will comply with Part 12 with the exception if no internal landscape between uses will be required.
- Traffic and pedestrian circulation patterns: The site plan shows interconnectivity between the proposed uses.
- The use and variety of building setback lines, separations, and buffering: The written description is providing setbacks that are the same as the CCG-1 Zoning District.
- Compatible relationship between land uses in a mixed use project: The proposed uses are similar to those found in the CCG-1 Zoning District. It is not expected the uses will create any adverse impacts to internal uses.

(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: Although the uses are consistent with the existing uses along 103rd Street, there are residential dwellings to the north on the opposite side of Firetower Road. The PUD proposes a point of ingress/egress on Firetower Road. This may allow additional traffic in front of the residences.
Additionally, there is a lack of a significant buffer between the proposed intense commercial uses (auto laundry and fast-food restaurant) and the existing residential dwellings. **Staff is recommending a lighting condition to reduce glare and illumination levels to the residential dwellings.**
There is a single-family dwelling surrounded on two sides by the proposed PUD. As the written description indicates it will comply with Part 12, an uncomplementary buffer will be required along the contiguous sides of the parcel.
- The type, number and location of surrounding external uses: This section of 103rd Street is heavily commercialized with filling stations, auto repair garages, auto sales and commercial uses. The PUD proposes uses that are consistent with the existing uses in the area.
- 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	LDR	RLD-60	Single family dwellings
South	CGC	CCG-2	Pawn shop, filling station, commercial uses
East	CGC	CO CCG-1 CCG-2	Single family dwelling Undeveloped Filling station
West	CGC	CO CCG-2	Single family dwelling Fence company

- 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: Part 12 of the Zoning Code does require one 2 inch caliper tree every 50 feet along a street right of way. **Due to the intense commercial auto laundry and fast food restaurant, Staff is recommending to double the number of trees along Firetower Road to provide a buffer to the existing residential dwellings.**

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category permitting a variety of commercial retail uses and service establishments. The PUD is appropriate at this location because it is consistent with existing commercial uses along the 103rd Street corridor.

- The existing residential density and intensity of use of surrounding lands: There are residential dwellings north of the subject property. **The proposed intense commercial uses may create negative impacts if not conditioned as recommended by staff.**
- The availability and location of utility services and public facilities and services: According to JEA there is a 16 inch water main along Old Middleburg Road and a 16 inch sewer main along Kincade Road.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: 103rd Street (SR 134) is a state road under control of FDOT and is classified as a minor arterial. The site plan shows one access point on 103rd Street, which will be approved by FDOT. A review by FDOT, District Two, indicates that SR 134 will have adequate capacity to accommodate the anticipated trips.

Traffic Engineering has the following comments.

The driveway to Brannon Avenue shall meet the requirements of City of Jacksonville Code of Ordinance 654.115(b).

At no time shall the vehicles queued at a drive through block a public street. A queuing analysis shall be required for any drive through.

(7) Usable open spaces plazas, recreation areas.

Commercial uses are not required to provide open space and recreation areas.

(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, 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.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The PUD does not provide any information for providing sidewalks. There are existing sidewalks along 103rd Street and Old Middleburg Road. The proposed development will be required to provide a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on December 16, 2025, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-918** be **APPROVED with the following exhibits:**

1. The original legal description dated August 16, 2024
2. The original written description dated October 8, 2024
3. The revised site plan dated December 6, 2024

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-918** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candles (“f.c.”) when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
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Aerial view of subject property



View of residential dwellings along Firetower Road



View of residential dwellings along Firetower Road



View of subject property



View of subject property