



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning Department  
214 N. Hogan St., Suite 300  
Jacksonville, FL 32202  
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August 7, 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.: 2025-0450      Application for: BELFORT/JTB 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated April 22, 2025.
2. The Original Written Description dated April 22, 2025.
3. The Original Site Plan dated February 12, 2025.

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

Planning Commission Vote:      **5-0**

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

Charles Garrison	Aye
Ali Marar	Absent
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 Department  
214 North Hogan Street, 3<sup>rd</sup> Floor  
Jacksonville, FL 32202  
(904) 255-7817; EAbney@coj.net

**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2025-0450 TO**  
**PLANNED UNIT DEVELOPMENT**

**AUGUST 7, 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 **2025-0450** to Planned Unit Development.

<b><i>Location:</i></b>	4899 Belfort Road, at the southeast corner of the intersection of Belfort Road and J. Turner Butler Boulevard
<b><i>Real Estate Number(s):</i></b>	152575 0660
<b><i>Current Zoning District(s):</i></b>	Industrial Business Park (IBP)
<b><i>Proposed Zoning District:</i></b>	Planned Unit Development (PUD)
<b><i>Current Land Use Category:</i></b>	Business Park (BP)
<b><i>Planning District:</i></b>	District 3 – Southeast
<b><i>Council District:</i></b>	District 11
<b><i>Applicant/Agent:</i></b>	Cyndy Trimmer, Esq. Driver, McAfee, Hawthorne and Diebenow, PLLC One Independent Drive, Suite 1200 Jacksonville Florida 32202
<b><i>Owner:</i></b>	Jacksonville Butler Propco LLC C/O TPG Real Estate Partners Investments LLC 345 California Street, Suite 3300 San Francisco, CA 94104
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Planned Unit Development 2025-0450 seeks to rezone approximately 16.74± acres of land from Industrial Business Park (IBP) to PUD. The rezoning to PUD is being sought to allow for the subdivision of the existing business park into individual parcels. The site is currently

developed with three office buildings that the applicant seeks to sell to individual owners. The need for the PUD arises to account for existing conditions on-site when subdivided. These conditions include making sure that parking and landscaping are considered on a site-wide basis, versus individual properties. All existing permitted uses in the IBP zoning district will be allowed in the proposed PUD.

### **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 Planning Department finds that the subject property is located in the Business Park (BP) 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 16.74-acre subject site is located at 4899 Belfort Road, on the east side of Belfort Road between J Turner Butler Boulevard (JTB) and A C Skinner Parkway. According to the City's Functional Highway Classification Map, Belfort Road is a collector roadway, JTB is a FDOT Expressway, and A C Skinner Parkway is a minor arterial roadway. The site is also in Planning District 3 (Southeast) and Council District 11. The site is currently developed with three, multi-story, office buildings. The applicant seeks to rezone from IBP to PUD to subdivide the property without making alterations to the existing parking and landscaping conditions.

Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses. Uses, with the exception of ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Business offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted.

Residential uses are also permitted in appropriate locations as identified under the Development Area Uses and densities. The maximum gross density in BP in the Urban Area shall be 40 units/acre and there shall be no minimum density, except as provided elsewhere in the 2045 Comprehensive Plan. While multi-family dwellings are permitted in the BP land use category, the PUD's Written Description, dated April 22, 2025, does not include residences as a permitted or permissible use.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density and intensity requirements of the BP 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 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
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection and access to healthy food.

***(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 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): Business Park (BP). 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 offices and industrial business park 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: According to the site plan there will be no change to the streetscape.
- The use of existing and proposed landscaping: According to the written description the overall site will meet Part 12 Landscaping Regulation in the Zoning Code, without regard to subdivision boundary lines.
- The use and variety of building setback lines, separations, and buffering: The property is currently developed with three office buildings meeting the IBP zoning district standard. The need for the PUD arises from the fact that the property owner seeks to subdivide the existing site into multiple parcels while maintaining existing site conditions.

- The form of ownership proposed for various uses: The Site Plan conceptually depicts one (1) potential subdivision of the Property; however, no such subdivision shall be required. Changes to property boundary lines that are conceptually depicted in the Site Plan may be changed without a need to modify this written description or the Site Plan. The Property may be subdivided in any number of ways, and all forms of subdivision and ownership are permitted in this PUD, including as depicted in the Site Plan, condominium ownership within any individual building, or individual buildings owned by different entities with all common areas owned and maintained by a POA or other entity. There shall be no timeline by which the Property is subdivided.

#### ***(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: This area includes a mixture of low intensity industrial uses – such as business parks, along with a hospital on the north side of JTB, and residential uses 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	PBF	PBF-2	Ascension St Vincent's Southside Hospital
South	BP	IBP	Office park
East	BP	IBP	Medical office
West	BP / CGC	IBP, PUD 2003-116-E, PUD 2007-0263-E	Townhomes, nursing home

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

The proposed development is consistent with the Business Park (BP) functional land use category for industrial uses. The PUD is appropriate at this location because the proposed uses are consistent with the character and existing uses of the area.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The PUD is proposing to keep the permitted and permissible uses in the IBP Zoning District but allow for the subdivision of the existing site into three separate parcels. The proposed uses are compatible with the existing uses in the surrounding area.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site depicts sufficient access and circulation within the site, and has external access via Belfort Road and AC Skinner

Parkway.

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

The project is not required to provide open space or recreation area for commercial/industrial uses; however, the existing site conditions and development show substantial open space on-site.

***(8) Impact on wetlands***

Development which would impact wetlands will be permitted in accordance with local, state and federal 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 pursuant to Part 6; provided, however, parking shall be determined on a Property-wide basis without regard to subdivision boundary lines and there shall be no maximum parking requirement. Parking spaces may be located on a different lot or parcel or land they are intended to serve and do not require a landscaped pedestrian connection from the parking lot to the entrance or entrances. Separately designated loading spaces are not required if loading occurs on-site and outside of the right-of-way.

***(11) Sidewalks, trails, and bikeways***

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

**SUPPLEMENTAL INFORMATION**

The applicant provided evidence that the Notice of Public Hearing signs were posted on June 12, 2025.





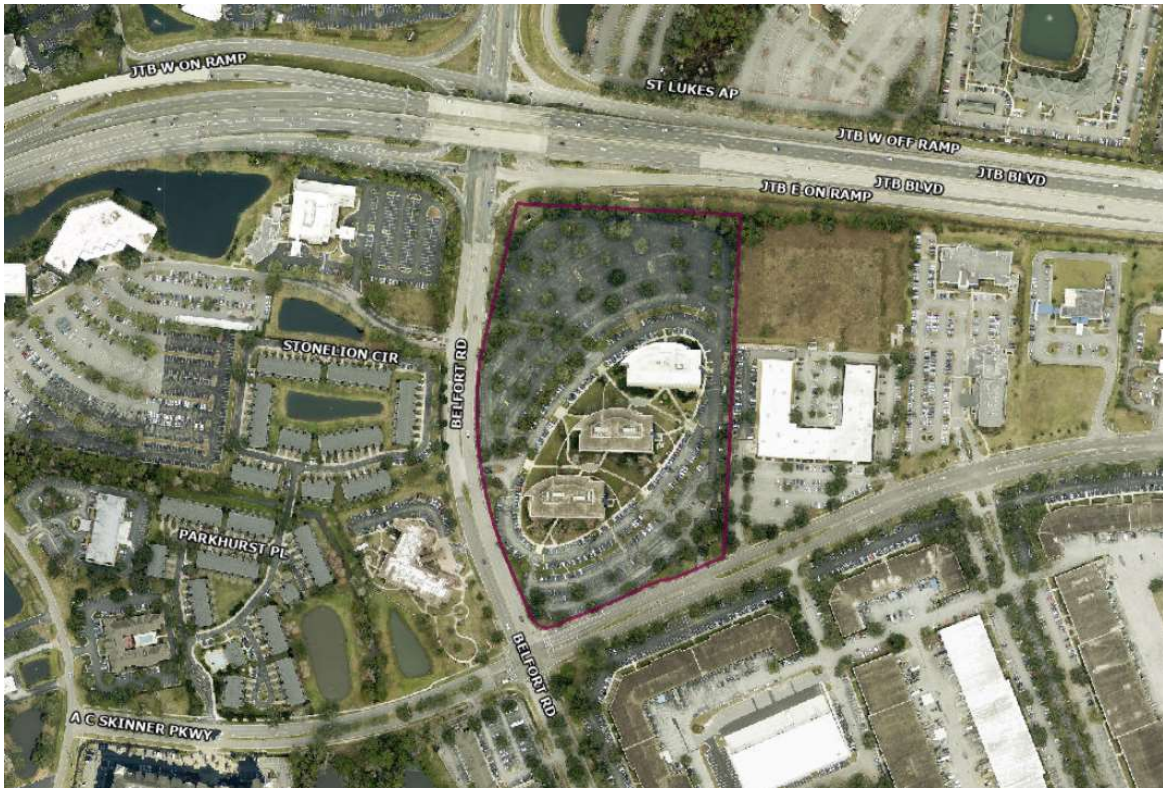
### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0450** be **APPROVED with the following exhibits:**

1. The original legal description dated April 22, 2025.
2. The original written description dated April 22, 2025.
3. The original site plan dated February 12, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0450** be **APPROVED**.



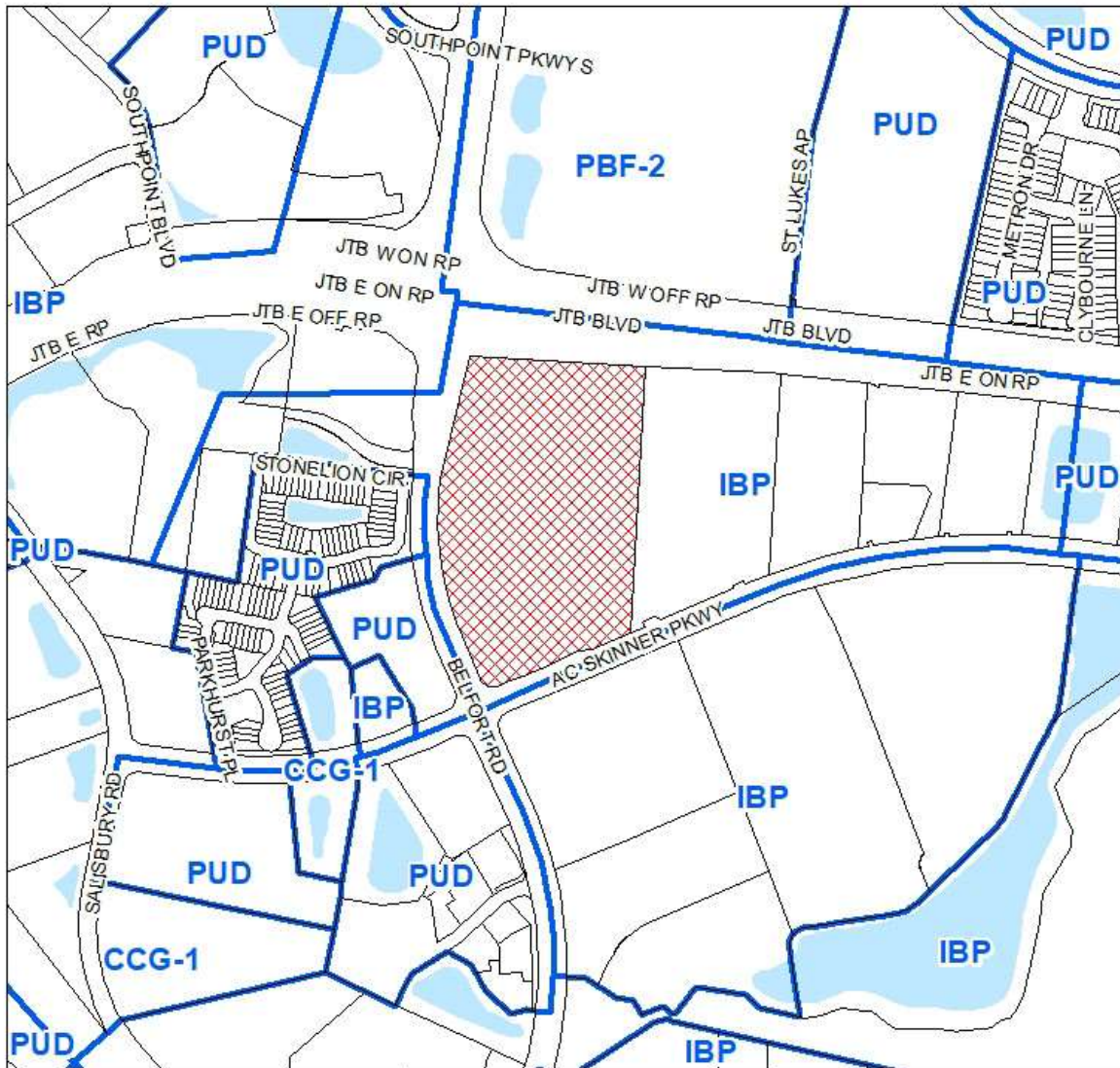


Aerial view of subject property.



View of the existing site conditions and structures on the property.



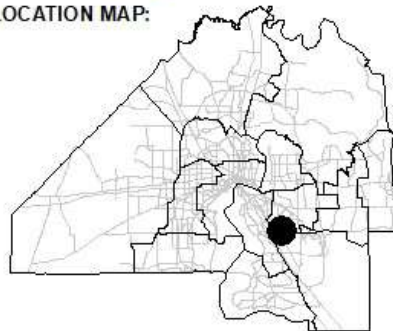


REQUEST SOUGHT:

**FROM: IBP**

**TO: PUD**

LOCATION MAP:



0 200 400 800  
Feet

COUNCIL DISTRICT:

**11**

ORDINANCE NUMBER

**ORD-2025-0450**

TRACKING NUMBER

**T-2025-6265**

**EXHIBIT 2  
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