

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2025-0088 TO**  
**PLANNED UNIT DEVELOPMENT**

**MARCH 6, 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 **2025-0088** to Planned Unit Development.

***Location:*** 7820 & 7960 Arlington Expressway  
Between Arlington Road North and Century Street

***Real Estate Number(s):*** 142483-0003; 142483-0100

***Current Zoning District(s):*** Commercial Community/General-2 (CCG-2)  
Commercial Residential Office (CRO)  
Planned Unit Development (PUD 2020-0295)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Community General Commercial (CGC)  
Residential-Professional-Institutional (RPI)  
High Density Residential (HDR)

***Proposed Land Use Category:*** High Density Residential (HDR)

***Planning District:*** Greater Arlington & Beaches, District 2

***Council District:*** District 1

***Applicant/Agent:*** Steve Diebenow, Esq.  
Driver, McAfee, Hawthorne, and Diebenow, PLLC  
1 Independent Drive, Suite 1200  
Jacksonville Florida 32202

***Owner:*** Arlington Florida LP  
307 SE 14<sup>th</sup> Street  
Fort Lauderdale, Florida. 33316

***Staff Recommendation:*** **APPROVE**

### **GENERAL INFORMATION**

Application for Planned Unit Development **2025-0088** seeks to rezone approximately 14.38 acres of land from CCG-2, CRO, and PUD to PUD. The rezoning to PUD is being sought to develop 659 residential units but will allow for a maximum of 775 Units on the subject site. The PUD is not a companion to 2025-0086 but will be part of a larger development with the neighboring properties to the north of the subject site. The subject site is the former FBI Jacksonville Office location and currently has three large office towers on the site. The PUD differs from the standard code by allowing for specific parking requirements designed to fit the project, and allows for required parking to be counted throughout the entire project and not on a specific parcel. PUD-2020-295 allowed for 118 units on 4.79 acres of the subject site. The proposed PUD utilized the structure from the previous PUD and adds it in addition to the rest of the site under the proposed PUD. The previous PUD was approved with no conditions.

There is a companion Small Scale Land Use Amendment **2025-0087** which seeks to amend the existing Community General Commercial (CGC), and Residential-Professional-Institutional (RPI) Land Use Category to High Density Residential (HDR). The Planning Department is also Recommending Approval on the Land Use Amendment.

### **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 14.38 acre subject site is currently developed with two vacant office buildings and a parking lot. It is located at address 7960 Arlington Expressway, an FDOT Expressway, between Arlington Road North, a collector road, and unclassified Century Street. The PUD pursuant to Ordinance 2025-088 is being sought to change the zoning designation from CCG-2, CRO, and PUD to PUD. The PUD includes a larger area than the land use amendment site. The applicant is proposing amending the land use from CGC and RPI to HDR to redevelop the office space into a residential development. The subject site fronts along Arlington Expressway and is surrounded by apartments, vacant land and single-family homes.

HDR in the Urban Priority Area is intended to provide compact high density residential and mixed-use development. High density residential development which includes limited commercial and office uses which serve the residential component of HDR developments as well as adjacent neighborhoods is preferred to reduce the number of Vehicles Miles Traveled. Vertical integration

of a mix of uses is encouraged. Plan amendment requests for new HDR designations are discouraged in the Suburban Area because they would potentially encourage urban sprawl. HDR designations shall be in locations which are supplied with full urban services; which are located in close proximity to a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which are located within one-half mile distance from an existing or planned Jacksonville Transit Authority (JTA) mass transit system station or service. Locations which serve as a transition between commercial or office and medium density residential land uses are preferred. Sites which are abutting Low Density Residential (LDR) or Rural Residential (RR) are discouraged.

The maximum gross density in the Urban Priority Area shall be 80 units/acre and the minimum gross density shall be 20 units/acre; except as provided herein.

Development on a site that abuts LDR shall cluster density away from the LDR and shall not exceed 60 units/acre within 40 feet of the abutting property line. The Land Development Regulations shall include a process to waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.

For sites within the Coastal High Hazard Area (CHHA), the maximum gross density shall be 60 units/acre unless appropriate mitigation is provided consistent with the City's CHHA policies.

The land use amendment site would be allowed a maximum density of 80 units/acre as it does not abut the LDR land use, and as described in more detail in the companion land use amendment staff report for Ordinance 2025-87, is reviewed for compliance under the 2013 CHHA boundaries and therefore, is not within the boundaries of the 2013 CHHA.

The PUD indicates a maximum of 775 dwelling units which is an allowed density of approximately 54 units/acre. This density is consistent with the allowed density of the HDR land use category at this location. The uses listed in PUD written description are allowed in the HDR land use category. The proposed PUD is consistent with the proposed HDR land use (pending Ord. 2025-87) and 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.

**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 1.6** The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

**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.

***(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 categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC), Residential-Professional-Institutional (RPI) and High Density Residential (HDR). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5801-24C (Ordinance 2025-0087) that seeks to amend all of the site to High Density Residential (HDR). 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 multi-family dwellings not to exceed a possible 775 units. 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Open Space is not required per the 2045 Comprehensive Plan as the project is within the Urban Priority Area, but areas will be provided as shown on the site plan.
- The treatment of pedestrian ways: The site will provide a pedestrian walkway from Arlington Expressway Service Road through the site.
- Traffic and pedestrian circulation patterns: The subject site is located directly off of the Arlington Expressway Service Road. The parcel is proposed to have direct access to the service road, but will be required to obtain permits through FDOT for the exact access points.

#### **The Transportation Planning Division reviewed the PUD and left the following comments and conditions:**

The subject site is approximately 14.38 acres and is located on Arlington Expressway Service Rd, an FDOT facility south of Arlington Expressway, which is also an FDOT expressway facility. Arlington Expressway Service Rd (SR-115F) between Arlington Road North and Southside Connector Boulevard (SR-113) is currently operating at 7% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 21,700 (vpd) and average daily traffic of 1,500 vpd.

The applicant requests 659 multi-family dwelling units (ITE Code 222) which could produce 2992 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.

#### ***(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 type, number and location of surrounding external uses: The surrounding area is a mixture of zoning districts ranging from Commercial and Residential Zoned districts. There is a vacant commercial parcel to the west of the subject site, while south and east of the subject site are developed as multi-family and a motel.
- 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/RPI	CRO/CCG-1	Vacant Commercial/ Arlington Expressway
South	RPI/MDR	CRO/RMD-D	Strawberry Creek / Single Family Dwellings
East	CGC/MDR	CCG-2/RMD-D	Motel / Vacant Governmental
West	CGC/RPI	CCG-2/RMD-D	Vacant Commercial

### (6) Intensity of Development

With the approval of the companion small scale Land Use Amendment the proposed development will be consistent with the High Density Residential (HDR) functional land use category. The PUD is appropriate at this location because it will allow adaptive redevelopment of underutilized properties.

- The existing residential density and intensity of use of surrounding lands: The immediate surrounding area is made up of commercial, institutional, and office uses including Multi-Family Dwellings.
- School Capacity:

Application Review Request: COJ PDD: Baseline Checklist Review						
Proposed Name: 2025-0088 Arlington Expressway PUD						
Requested By: Connor Corrigan						
Reviewed By: LeVonne Grigge						
Due: 2/26/2025						
Analysis based on maximum dwelling units: 125						
SCHOOL <sup>1</sup>	CSA	STUDENTS GENERATED (Rounded) <sup>1</sup>	SCHOOL CAPACITY <sup>2</sup> (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2024/25)	% OCCUPIED	4 YEAR PROJECTION
Arlington Heights ES#240	3	14	437	300	69%	54%
Arlington MS#213	3	6	985	677	69%	69%
Terry Parker HS#86	3	9	1862	1545	83%	61%
		29				

#### NOTES:

<sup>1</sup> Attendance school may not be in proposed development's Concurrency Service Area (CSA)

<sup>2</sup> Does not include ESE & room exclusions

<sup>3</sup> Student Distribution Rate

ES-.119

MS-.050

HS-.078

0.248

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (102,116) by the number of total permitted housing units (411,541) for the same year, generating a yield of 0.248.

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

Open Space will be provided as required in the 2045 Comprehensive Plan.

***(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 identify some wetlands on-site. If any Wetlands are to be impacted the Developer will be required to comply with all 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.***

Parking for residential uses shall be provided at a minimum rate of 1.0 space per unit with no maximum and may be provided in surface lots, structured parking, and/or garages. Residential uses require zero (0) dedicated loading spaces provided that loading activity shall be conducted on site and not within a public right of way. Parking spaces may be located on a different lot or parcel than the lot intended to be served. All other uses not mentioned herein shall provide minimum parking pursuant to Part 6 of the Zoning Code or the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by Transportation Professionals for uses within this PUD.

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

The site will be developed with pedestrian facilities that comply with the regulations of the 2045 Comprehensive Plan.

### SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on **February 25, 2025**, the required Notice of Public Hearing sign was posted.



### RECOMMENDATION

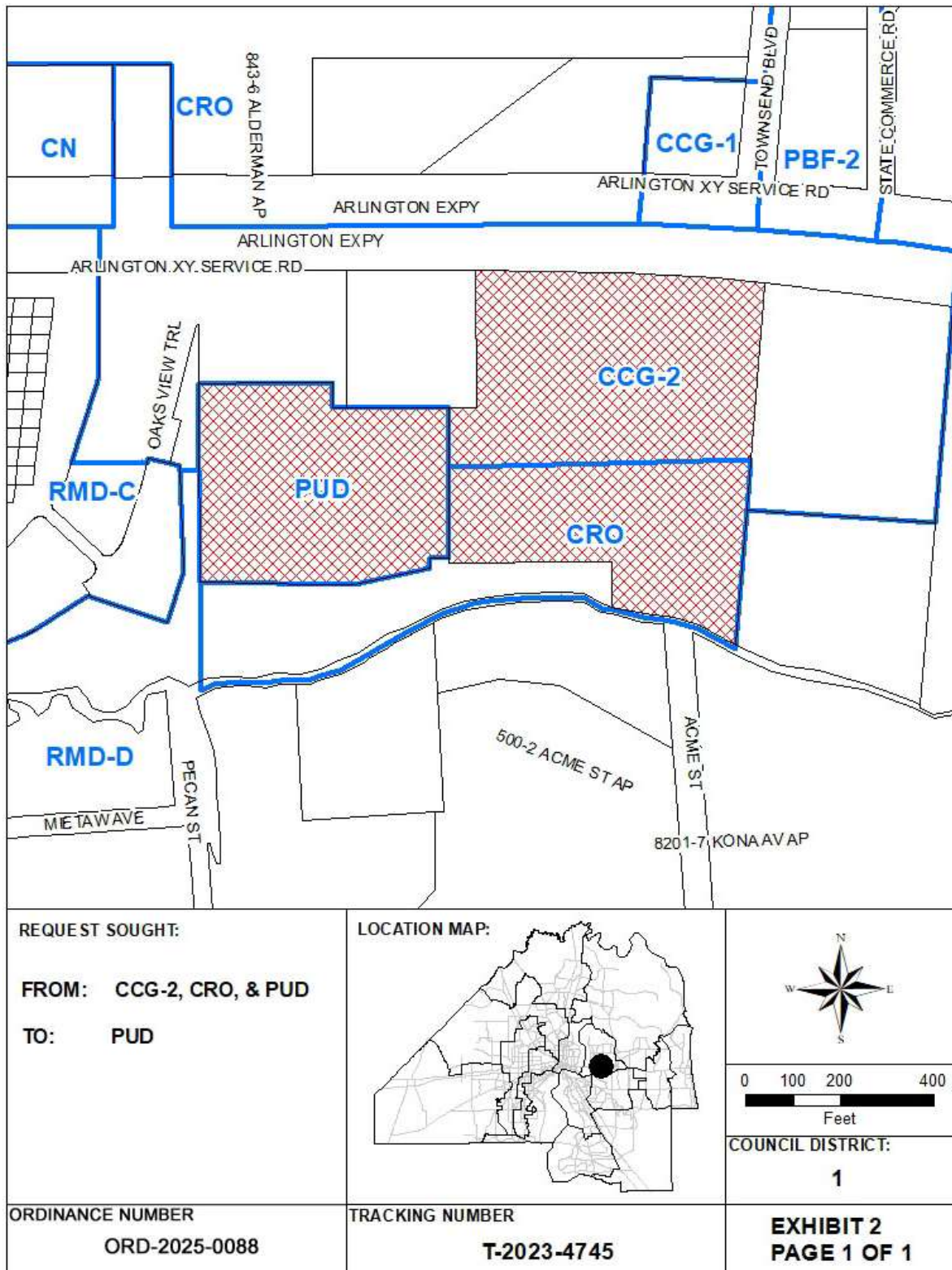
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2025-0086** be **APPROVED** with the following exhibits:

1. The original legal description dated January 25, 2023.
2. The original written description dated November 7, 2024.
3. The original site plan dated August 2024.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2025-0088** be **APPROVED**.







Legal Map