



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
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January 22, 2026

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.: 2025-0488 Application for: 11153 Beach Boulevard 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 1, 2025.
2. The Revised Written Description dated December 19, 2025.
3. The Revised Site Plan dated December 9, 2025.

Planning Commission Commentary: Several speakers spoke in opposition, raising concerns about truck access onto Cortez and preventing trucks from turning north into residential areas. Additional comments included requests to remove certain uses listed in the Written Description. The applicant explained that they are working with the community to identify which uses should be removed and are also coordinating with the City's Transportation and Traffic Engineering Division on options to limit truck access north on Cortez. One speaker spoke in support of the rezoning, noting that the current property owner's proposed expansion and intent to clean up the property would be beneficial to the community and surrounding area. The Commission had no concerns with the requested rezoning, subject to the revised exhibits listed above.

Planning Commission Vote: **6-1**

Mon'e Holder, Chair	Aye
Michael McGowan, Vice Chair	Aye
Lamonte Carter, Secretary	Aye
Amy Fu	Aye
Ali Marar	Absent
Dorothy Gillette	Nay
D.R. Repass	Aye
Joshua Garrison	Aye

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
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REVISED
REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0488 TO
PLANNED UNIT DEVELOPMENT

JANUARY 22, 2026

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 **2025-0488** to Planned Unit Development.

Location: 11153 Beach Blvd
Between Desalvo Road and Cortez Road

Real Estate Numbers: 163505-0050

Current Zoning Districts: Residential Low Density-60 (RLD-60)
Commercial Community General-2 (CCG-2)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)
Low Density Residential (LDR)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Greater Arlington/Beaches, District 2

Council District: District-4

Applicant/Agent: Cyndy Trimmer, Esq.
Driver, McAfee, Hawthorne and Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville, FL 32202

Owner: My Jax, LLC
2995 Lantana Lakes Drive E
Jacksonville, FL 32246

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2025-0488** seeks to rezone approximately 6.82± acres of land from Residential Low Density-60 (RLD-60)/ Commercial Community General-2 (CCG-2) to Planned Unit Development (PUD). The rezoning to PUD is being sought to expand the existing development of a multi-tenant commercial center, anchored with an international grocery and other retail offerings. The subject property is located at the corner of Beach Boulevard and Cortez Road and was originally developed in 1970 with a multi-tenant neighborhood shopping center totaling approximately 48,000 square feet. The PUD is filed to unify the site with CGC land use and PUD zoning to accommodate commercial expansion while imposing limitations on uses that otherwise would be permitted by right or permissible by exception in the existing CCG-2 zoning district.

The PUD differs from the conventional zoning code by adopting a conceptual Site Plan for the proposed commercial expansion with limitations on uses that would otherwise be permitted by right in the CCG-2. It all sets specific height, parking, and landscaping 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 6.82-acre subject site is located off Beach Boulevard (US-90), a FDOT principal arterial roadway, and Cortez Road, a collector roadway. Additionally, the property is located within Council District 4, Planning District 2, and within both the Suburban and Urban development boundaries. The applicant seeks to rezone the property from Commercial Community/General-2 (CCG-2) and Residential Low Density-60 (RLD-60) to a Planned Unit Development (PUD) to accommodate the growth of the existing building. The companion land use application seeks to change the land use designation from LDR to CGC, which is pending concurrently subject to Ordinance 2025-487.

Community General Commercial (CGC) is a land use 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. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is encouraged to provide support for commercial and other uses. The maximum gross density in the Urban Area shall be 40 units/acre and there shall be no minimum density.

CGC in the Suburban Area is intended to provide development in a nodal development pattern. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as a collector or higher on the Functional Highway Classification Map; and which are located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses. The maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum gross density.

The proposed PUD written description and site plan are consistent with the uses and requirements of the CGC land use category.

(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.

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.

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.

Policy 1.2.8

Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

(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): Community General Commercial (CGC) and Light Industrial (LI). The Planning Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (A) and (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 future development approvals.

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.

(3) Allocation of residential land use

This proposed Planned Unit Development request permits the development of commercial uses similar to CCG-1. Moreover, 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 proposal 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: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

The use of existing and proposed landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code, as modified herein. The minimum uncomplimentary landscape buffer shall be ten (10) feet but shall not be required (including no screening or trees) between different uses on the Property. Internal uncomplimentary landscape buffers shall not be required for different uses on the Property.

The treatment of pedestrian ways: Sidewalks shall be provided as required in the 2045 Comprehensive Plan.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced via existing entrances along Beach Blvd and Cortez Road.

Application was forwarded and review by Traffic Reviewer with Development Services and Transportation Division and issued the following comments:

- Upon review of the referenced application, and based on the information provided to date, the Development Services Division has no comments concerning Traffic. The PUD being sought has access to be permitted through FDOT and all other provisions are acceptable.

The subject site is approximately 6.82 acres and is located on Beach Boulevard, a principal arterial roadway, and west of Cortez Road, a collector roadway. Beach Boulevard between Forest Boulevard and St. John's Bluff Road is currently operating at 102% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 54,100 (vpd) and average daily traffic of 55,500 vpd. Cortez Road between Beach Boulevard and Atlantic Boulevard is currently operating at 7% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 22,400 (vpd) and average daily traffic of 1,648 vpd.

The applicant requests 23,800 SF of commercial (ITE Code 822) and 30,000 SF of light industrial (ITE Code 110) which could produce 1,442 daily trips.

The use and variety of building setback lines, separations, and buffering: Setbacks and buffers will be similar to those found in the CCG-2 zoning category and those buffers required in Part 12 of the zoning code related to uncomplimentary uses. The site plan for the proposed development shows a setback of 10.6 feet along the western property boundary for the building expansion and a 25 foot setback along the northern property boundary for the commercial shopping center expansion.

The separation and buffering of vehicular use areas and sections of vehicular use areas: Five (5) foot on-average perimeter landscaping for VUAs shall be provided along the boundaries abutting the existing commercial centers identified on the Site Plan with addresses 11211 and 11233 Beach Boulevard. Such landscaping shall not require trees but shall contain grass, mulch, or other natural landscaping. There shall be no maximum parking cap, parking spaces may be shared among uses with off-setting hours, and parking spaces may be located on a separate lot or parcel if the Property is subdivided in the future.

(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:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: Along the northern boundary, adjacent to the existing residentially zoned parcels, the property will provide the required 10-foot uncomplimentary buffer and a 25-foot setback from the proposed 23,800 square foot multi-tenant commercial shopping center. Additionally, height of structures adjacent to the existing residential shall be limited to 35 feet when located within 30 feet of the adjoining residential district.

The type, number and location of surrounding external uses: The 6.82-acre subject site is located off Beach Boulevard (US-90), a FDOT principal arterial roadway, and Cortez Road, a collector roadway. Additionally, the property is located within Council District 4, Planning District 2, and within both the Suburban and Urban development boundaries. This section of Beach Boulevard is a heavily commercialized corridor ranging in uses from retail sales, office space and warehousing/storage. Adjacent properties to the west are operating as a personal property storage facility and a bowling alley while properties to the east are developed as commercial shopping centers and warehousing. As you move north along Cortez Road development transitions from commercial to residential with properties zoned RLD-60.

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 Residential
East	CGC	CO/CCG-2	Office Space, Warehousing
South	CGC	CCG-1	Commercial Shopping Center
West	CGC	CCG-2	Warehousing/ Bowling

(6) Intensity of Development

The proposed development would be consistent with the Community General Commercial (CGC) functional land use categories, and the proposed development commercial uses. The PUD is appropriate at this location because it is consistent with the surrounding uses.

The availability and location of utility services and public facilities and services:

Essential services including gas, telephone, water, sewer, cable, and electricity as required to serve the PUD shall be permitted on the site. Water, sanitary sewer, and electricity will be provided by JEA.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Existing access to the site will be upgraded on SR-212 and Cortez Road. The applicant will need to coordinate with the FDOT Access Management and

Permits office regarding the proposed alterations to existing access through SR-212 / Beach Boulevard. In a memo dated July 29, 2025 from the Florida Department of Transportation: FDOT has a programmed capacity improvement in the vicinity of the project site. SR212 (US90) Beach Blvd from Parental Home Rd to Gerona Drive resurfacing, scheduled for completion in 2028 (FPID #'s: 209543-6 & 209724-3).

Table 2 shows the maximum level of service and peak hour volume for SR 212 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-90 / SR-212 / Beach Blvd	21,185	D	4,870	5,220	F	5,534	F

(7) Usable open spaces plazas, recreation areas.

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

(8) Impact on wetlands

Review of City’s GIS data and the Environmental Resource Permit issued by the St. Johns River Water Management District indicates the potential existence of wetlands on the subject site and as such, indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 0.48 of an acre

General Location(s): The wetlands is an isolated pocket located in the western portion of the application site. It is a larger part of an isolated wetland pocket that spills into the adjoining property to the north.

Quality/Functional Value: The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition the

wetland has no clear or significant impact on the City's waterways.

Soil Types/
Characteristics:

(22) Evergreen-Wesconnett complex – The Evergreen and Wesconnett series consists of nearly level, very poorly drained, soils. The Evergreen soils formed in decomposed organic materials underlain by thick sandy marine sediments while the Wesconnett soils formed in thick sandy marine sediments. Both soils are in depressions and are moderately permeable and moderately slowly permeable. The high water table is at or above the soil surface for very long periods.

Wetland Category:

Category III

Consistency of
Permitted Uses:

Category III Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.6 shown below – conservation uses permitted.

Environmental Resource
Permit (ERP):

Not provided by the applicant and none exists according to the St. Johns River Water Management District web site.

Wetlands Impact:

According to the site plan, the wetland will be eliminated by development.

Associated Impacts:

None

Relevant Policies:

CCME Policies 4.1.3 and 4.1.6



(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 wholesaling, warehousing, storage, and distributorship businesses shall be required at a minimum ratio of one (1) space for every two thousand (2,000) square feet. All commercial retail and service establishments shall provide parking at a minimum ratio of three (3) spaces per one thousand (1,000) square feet. All other uses shall provide parking pursuant to Part 6 of the Zoning Code. There shall be no maximum parking cap, parking spaces may be shared among uses with off-setting hours, and parking spaces may be located on a separate lot or parcel if the Property is subdivided in the future.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be installed in accordance with the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **July 9, 2025** to the Planning Department, that the Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0488** be **APPROVED** with the following exhibits:

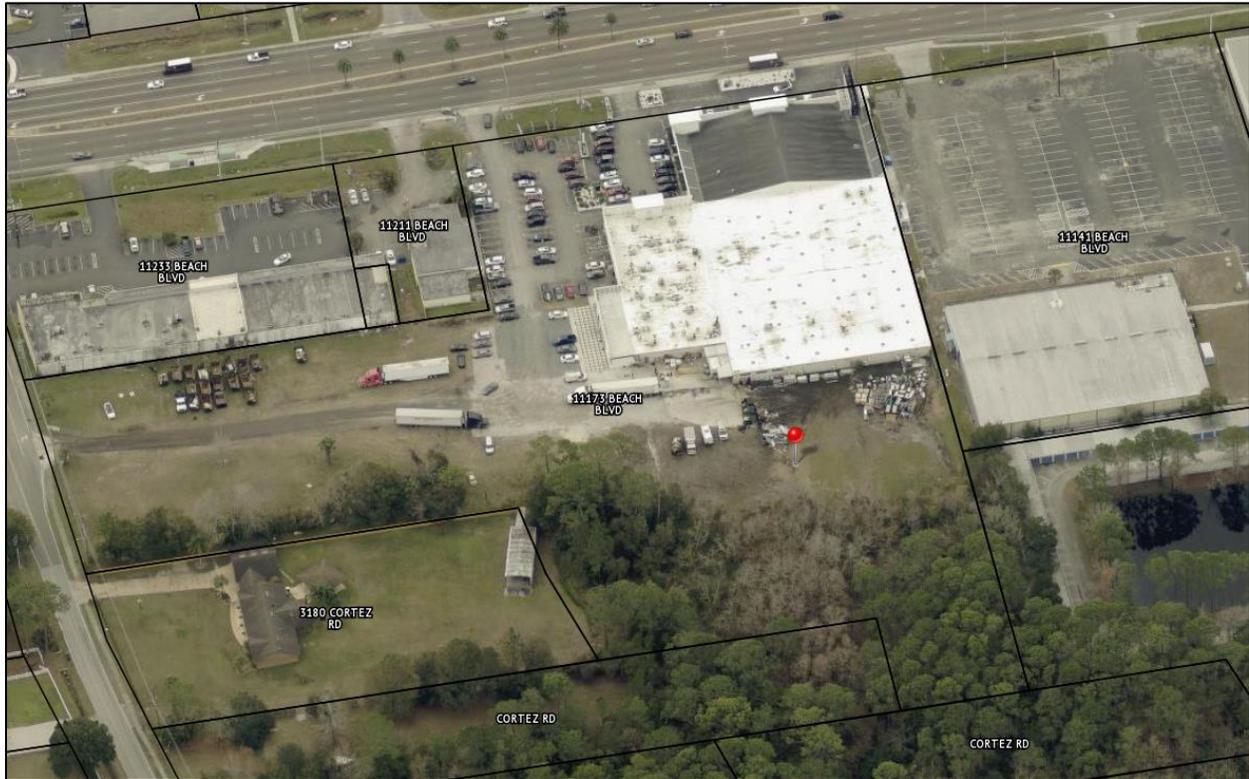
1. The Original Legal Description dated April 1, 2025.
2. The Revised Written Description dated December 19, 2025.
3. The Revised Site Plan dated December 9, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0488** be **APPROVED**.



Aerial View of Subject Property

Source: JaxGIS Maps



View of Subject Property

Source: JaxGIS Maps (January 2025)



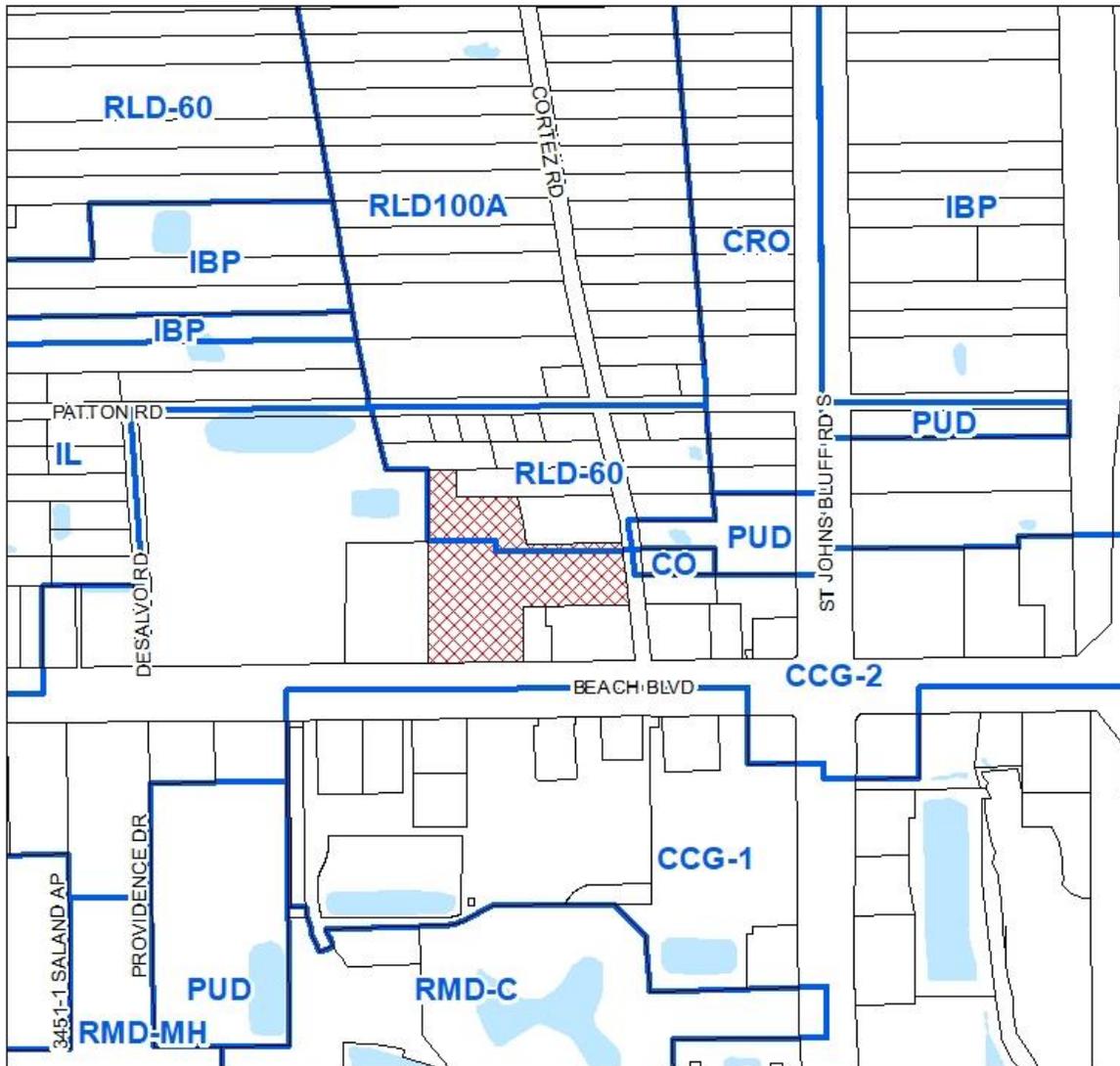
Subject Property Along Beach Blvd

Source: GoogleMaps (April 2024)



Entrance from Cortez Road

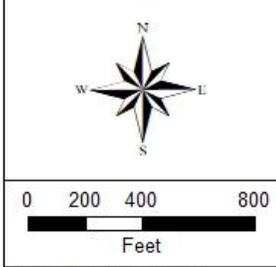
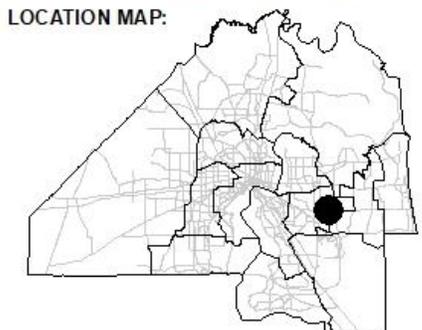
Source: GoogleMaps (April 2024)



REQUEST SOUGHT:

FROM: CCG-2 & RLD-60

TO: PUD



COUNCIL DISTRICT:
4

TRACKING NUMBER
T-2025-6272

EXHIBIT 2
PAGE 1 OF 1