

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2026-0011 TO
PLANNED UNIT DEVELOPMENT

FEBRUARY 5, 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 **2026-0011** to Planned Unit Development.

Location: 2890 University Boulevard West, between Saint Augustine Road and Suwanee Road

Real Estate Number(s): 149679 0000

Current Zoning District(s): Commercial Community/General-1 (CCG-1)
Commercial, Residential and Office (CRO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community/General Commercial (CGC)
Residential Professional Institutional (RPI)

Proposed Land Use Category: Community/ General Commercial (CGC)

Planning District: District 3 – Southeast

Council District: District 5

Applicant/Agent: Hunter Faulkner, Esq.
Lippes Mathias LLP
10151 Deerwood Park Boulevard, Building 300,
Suite 300
Jacksonville, Florida 32256

Owner: Vystar Credit Union
PO Box 45085
Jacksonville, FL 32232

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2026-0011 seeks to rezone approximately 2.15± acres of land from Commercial Community/General-1 (CCG-1) and Commercial, Residential and Office (CRO) to a PUD. The rezoning to PUD is being sought to permit the storage of personal property in the form of private automobile/vehicle garage condominiums. The proposed uses listed in the written description include uses primarily found in the CCG-1 zoning district, with the addition of personal property storage, and automotive uses include service garages for minor repair, auto laundry, and mobile car detailing.

There is a companion Small Scale Land Use Amendment (2026-0011/L-6074-25C) which seeks to change a portion of the existing Land Use Category from Residential Professional Institutional (RPI) to Community/General Commercial (CGC).

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 parcel is split between two zoning districts, Commercial Community / General-1 (CCG-1) and Commercial Residential and Office (CRO). Additionally, the parcel is split between two land use categories, Community / General Commercial (CGC) and Residential-Professional-Institutional (RPI). Pending concurrently with this application is companion land use amendment which seeks to create a uniform designation of an entire parcel by amending the RPI land use in the southern portion of the property to CGC.

According to the Category Descriptions of the Future Land Use Element (FLUE), 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. 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 use is encouraged to provide support for commercial and other uses.

The maximum gross density for CGC in the Urban Area shall be 40 units/acre and there shall be no minimum density unless otherwise stated in the Comprehensive Plan. 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. A Binding Letter submitted with the PUD rezoning application indicates that the site will be served by central water and sewer services.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses 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. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and does further the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Development Area:

Urban Area (UA): The UA is the second tier Development Area and generally corresponds the densely developed portions of the City that have been in residential or with employment generating uses prior to consolidation. It also includes major corridors which connect the other Development Areas. Similar to the Urban Priority Area (UPA), the intent of the UA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development, but at moderate urban densities which are transit friendly. Also similar to the UPA, the UA is intended to support multi-modal transportation and the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is encouraged to employ urban development characteristics as further described in each land use plan category.

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.

AIRPORT ENVIRON ZONE
Height Restriction Zone

The site is located within the 150' Height and Hazard Zone for Jax Naval Air Station. Zoning will limit development to a maximum height of 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

In a Notice Zone

The site is also located in a Military Influence Zone for Jacksonville Naval Air Station. Known as Airport Notice Zones in the Land Development Regulations, they encompass all lands within accident potential zones, the lighting regulation zone (for OLF Whitehouse only), the 60-64.99 DNL noise contour, and the one hundred fifty (150) foot Height and Hazard Zone or inner horizontal and conical surface zones as shown on the Military and Civilian Influence Zones. They apply to NAS Jacksonville, NS Mayport and OLF Whitehouse. Execution of an Airport Notice Zone Acknowledgement for properties located within these zones is required pursuant to Section 656.1010, Ordinance Code.

(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) and Residential Professional Institutional (RPI). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series **2026-0010 (L-6074-25C)** that seeks to amend 0.63± acres to Community/General Commercial (CGC). 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 development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for commercial condominiums and automobile storage. 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 proposed site plan shows a primary entrance along University Boulevard West, and a secondary entrance limited to storage unit owners and emergency service access. A 10-foot landscape buffer will be provided along the portion of the site fronting University Boulevard.
- The particular land uses proposed and the conditions and limitations thereon: The PUD permits uses primarily found in the CCG-1, along with automobile-oriented uses that lend to the proposed use of private automobile/vehicle garage condominiums.

(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: The proposed site plan shows the storage buildings along the perimeter of the site with the vehicle use area and access to storage buildings limited to the interior portion of the property. Landscaping will be provided per Part 12, which includes buffers along the portion of the site buffering residential uses.
- 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-1	Grocery store, commercial retail
South	RPI	CRO	Single-family dwellings
East	CGC/RPI	CCG-1/CRO	Office
West	CGC/RPI	CCG-1/CRO	Personal property storage, single-family dwellings

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category as a commercial condominium and storage facility.

- The existing residential density and intensity of use of surrounding lands: There are single

family dwellings to the south, and commercial uses including personal property storage and offices to the west and east. The project will meet Part 12 landscaping requirements, which will require a 10-foot uncomplimentary buffer along the southern property boundary.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The 2.15-acre subject site is located along University Boulevard West (SR-109), approximately 0.08 of a mile southwest of the intersection of University Boulevard and St. Augustine Road. According to the City's Functional Highway Classification Map, University Boulevard West is a minor arterial roadway, and St. Augustine Road is a collector roadway.

According to the submitted written description, primary access will be provided via University Boulevard West. Gated access to the Property for unit owners only shall be provided via Fleetwood Road along the southeast boundary. The access gate will be designed and constructed in accordance with all applicable building codes and standards, and it will be maintained to ensure unobstructed access for emergency vehicles at all times. Signage will be posted at the Fleetwood Road entrance prohibiting commercial vehicles and other thru traffic from using this entrance and instead directing such traffic to the main entrance to the Property on University Boulevard West.

The application was forwarded to the City's Development Services Division for comments, and the following was received from the Traffic Technician:

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments concerning Traffic.

1. Access may be from Fleetwood and University Blvd as described in the PUD application for storage condominiums. Any other use will have access subject to DSD and Planning dept review and approval on a case-by-case basis.

This does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the submission of 10-set and 10-set review process.

(7) Usable open spaces plazas, recreation areas.

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

(8) Impact on wetlands

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.

Per the submitted written description, parking will be provided in accordance with Part 6 of the Zoning Code with the following additional superseding provisions:

1. Parking shall be provided in garages, driveways, or common parking in accordance with the following standards: In accordance with Section IV(d)(3) above, for storage uses, including private automobile/vehicle garage condominiums and associated commercial/retail services – 0 spaces.
2. Shared parking can be used to satisfy required parking.
 - a. When two (2) or more uses occupy the same building and when the hours of operation do not overlap, the parking for the use that needs the most parking shall suffice for all uses.
 - b. Shared parking must be provided within 400 feet of the business(es) being served. In the verification of substantial compliance process pursuant to Section 656.341(g) of the Zoning Code upon submittal to the Planning and Development Department of a study of proposed parking for a mix of identified uses, the total parking requirements for such uses may be reduced to not less than eighty percent (80%) of the sum of the amount required for each separate identified use
3. The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

The applicant provided proof that the required Notice of Public Hearing signs were posted on December 4th, 2025.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2026-0011** be **APPROVED WITH CONDITION** with the following exhibits:

1. The original legal description dated September 8, 2025
2. The original written description dated November 12, 2025
3. The original site plan dated September 5, 2025

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2026-0011** be **APPROVED WITH CONDITION**:

1. **Access may be from Fleetwood Road and University Boulevard as described in the PUD application for storage condominiums. Any other use shall have access subject to Development Services Division and Planning Department review and approval on a case-by-case basis.**



Aerial view of the subject site, facing north.



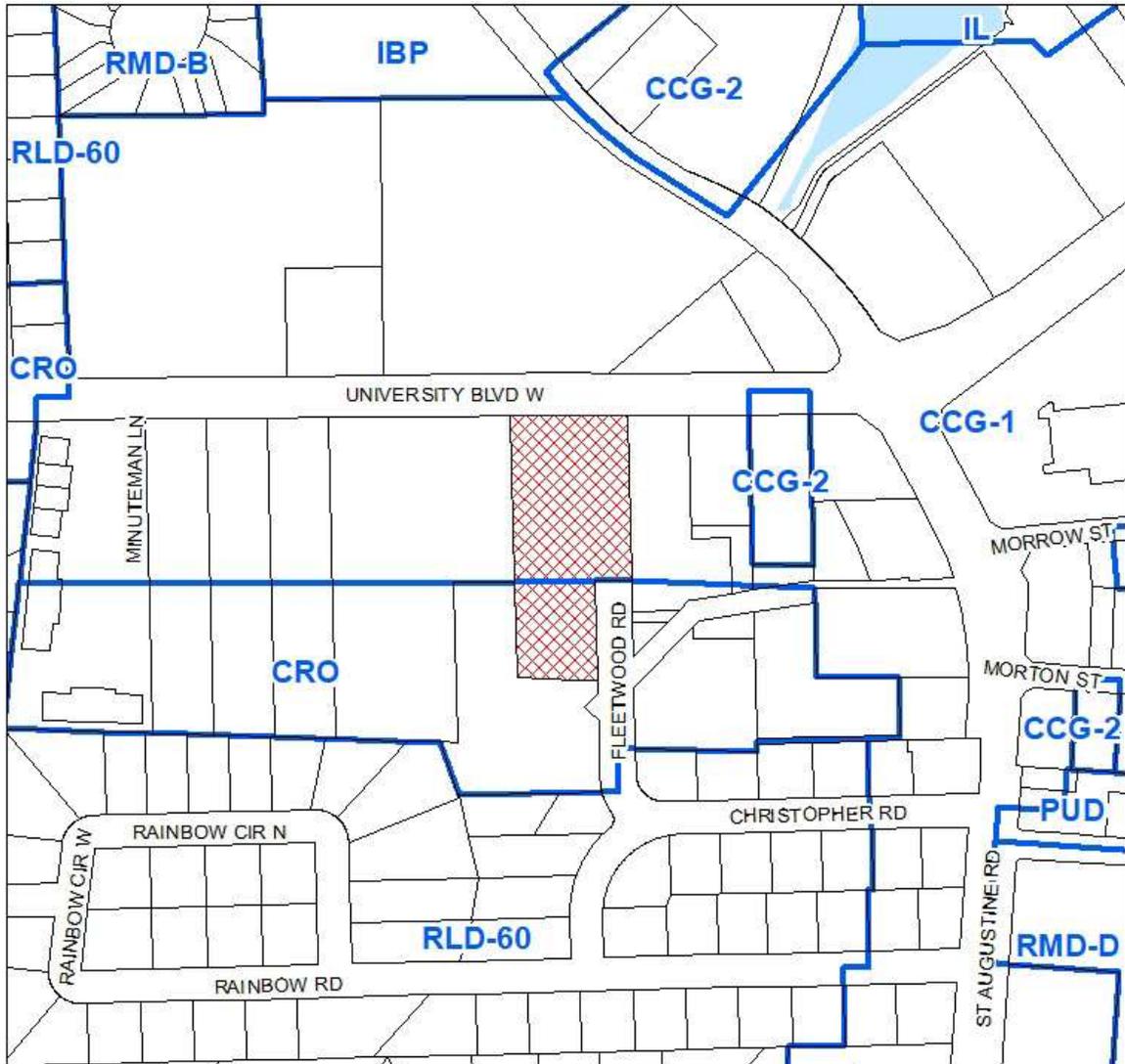
View of subject property from University Boulevard West.

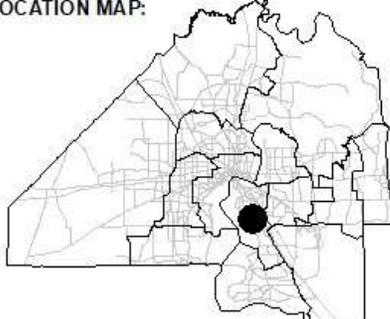
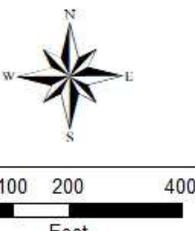


View of subject property from Fleetwood Road.



View of neighboring personal property storage use (Atlantic Self Storage), located west of the subject site.



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1 & CRO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER ORD-2026-0011</p>	<p>TRACKING NUMBER T-2025-6511</p>	<p>COUNCIL DISTRICT: 5</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>