



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

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

January 8, 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.: 2025-0861 Application for: Chefs Garden of Jacksonville 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 w/ Condition**

- 1. Parking requirements for any other use than vehicle storage shall comply with Part 6 of the Zoning Code.**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated October 9, 2025.
2. The Original Written Description dated October 30, 2025.
3. The Original Site Plan dated September 27, 2025.

Planning Commission Commentary: There were no speakers in opposition and little discussion among the commissioners. The applicant requested that the condition be removed, stating that the concerns raised by the Planning Department would be addressed through a revised site plan and written description prior to the LUZ public hearing.

Planning Commission Vote: **7-0**

Mon'e Holder, Vice Chair	Aye
Michael McGowan, Secretary	Aye

Lamonte Carter	Aye
Amy Fu	Absent
Ali Marar	Aye
Dorothy Gillette	Aye
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
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0861 TO
PLANNED UNIT DEVELOPMENT
JANUARY 8, 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 **2025-0860** to Planned Unit Development.

Location: 0 Philips Highway
Between St. Augustine Road E and Emerson Street

Real Estate Numbers: 130455-0100

Current Zoning Districts: Commercial Community General-2 (CCG-2)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

Council District: District-5

Applicant/Agent: Paul Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Blvd Suite 901
Jacksonville, FL 32207

Owner: LNS Philips, LLC
1551 Atlantic Blvd, Suite 300
Jacksonville, FL 32207

Staff Recommendation: APPROVE W/ CONDITION

GENERAL INFORMATION

Application for Planned Unit Development **2025-0861** seeks to rezone approximately 5.14± acres of land from Commercial Community General-2 (CCG-2) to Planned Unit Development (PUD). The rezoning to PUD is being sought to develop the site for private automobile/vehicle garage condominiums. The PUD differs from the conventional code by allowing for a limitation on allowable uses in the CCG-2 commercial zoning category and other mix of uses to comport with

surrounding development. The PUD is more efficient than would be possible through strict application of the Zoning Code.

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 5.14-acre subject property is located at 0 Philips Highway (SR-5, US-1) between St. Augustine Road and Emerson Street (SR-126). According to the City's Functional Highways Classification Map, Philips Highway is an FDOT Principal Arterial roadway. The property also abuts a railroad track to the west. The property is located within the Community / General Commercial (CGC) land use category, the Urban Priority Development Area, Council District 5, and Planning District 3 (Southeast). The applicant seeks to rezone the site from Community Commercial / General – 2 (CCG-2) to Planned Unit Development (PUD) to develop the site for private automobile / vehicle garage condominiums.

While the City's GIS layer indicates the possible presence of wetlands. Upon review, there were no wetlands on site.

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 Priority Area is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses. Vertical integration of a mix of uses is encouraged.

Generally, the maximum gross density for CGC in the Urban Priority Area shall be 60 units/acre and the minimum gross density shall be 20 units / acre except as provided in the Comprehensive Plan.

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

Development Area:

Urban Priority Area (UPA): The UPA is the first tier Development Area and generally includes the historic core of the City and major connecting corridors. The intent of the UPA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development at urban densities which are highly supportive of transit and result in the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is expected to employ urban development characteristics as defined in this Plan. The UPA does not include the Central Business District Land Use Category boundaries.

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.

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.

Policy 1.2.8

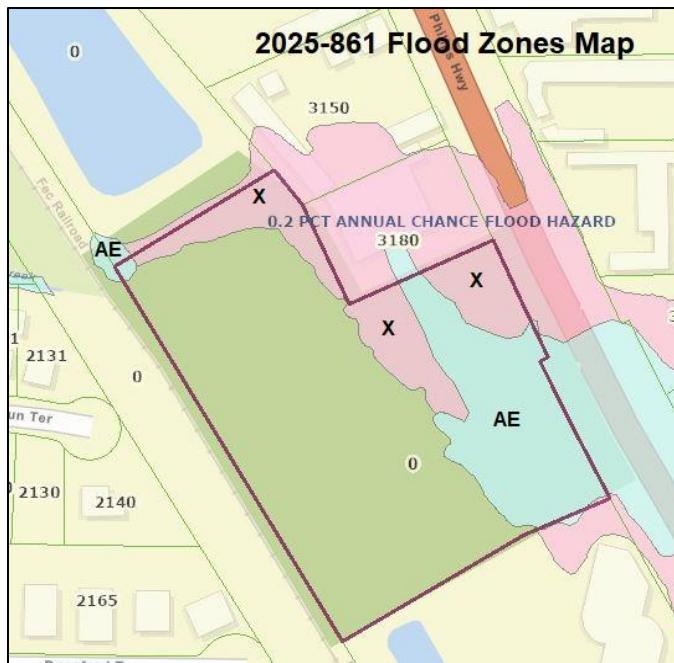
Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Flood Zones

Approximately 1.03 acres is within the AE Flood Zone and 0.86 of an acre is within the 0.2 Percent Chance Annual Hazard Area (X Flood Zone) of the application site. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100 years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

AE Flood Zones are areas within the 100-year floodplain or SFHA where flood insurance is mandatory.

The 0.2 PCT Annual Chance Flood Hazard area is within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.



Brownfield Study Area

Approximately 4.08 acres of the application site is within a Brownfields Study Area designated by Resolution 2011-383-A, and as defined in Section 376.79(5), F.S. Since the property is located within a Brownfields Study Area, the owner may request that the property be designated as a Brownfield Site. Not all properties located within the Brownfield Study Area are contaminated. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. Tax credits may be available for properties designated as a Brownfield Site.

US-1 Corridor Study (2001)

The eastern portion of the site is in the US-1 Corridor Study (Study - 2001) and is identified as being in the Northern Segment, which runs between the terminus of Phillips Highway at I-95 and University Boulevard to the south. The Study identifies the Northern Segment as having the highest percentage of commercial, warehouse, and manufacturing land uses. The Study provides that the corridor can be primarily defined as a commercial and industrial center. Lastly, the Northern Segment was identified as needing more investment and infill. Accordingly, the rezoning to PUD is consistent with the US-1 Corridor Study.

(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). 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.

**MOB # 124220.0 / CCAS #124220.2 / City Dev #10990.000: LNS Philips Hwy Development:
Storage: \$35,522 MOB Fee Due for 174,170 encl sf of storage warehouse**

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 is intended to develop property for private automobile/vehicle garage condominiums. 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: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code or as otherwise approved by the Planning and Development Department.

The treatment of pedestrian ways: Pedestrian access shall be provided by sidewalks installed in accordance with 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 Philips Highway.

Comments from Traffic Reviewer with Development Services Division of the Public Works Department include:

- Philips Highway is FDOT ROW all work in is subject to FDOT Permitting.
- Parking requirements for any other use than vehicle storage shall comply with Part 6 of the Zoning Code.

The subject site is approximately 5.14 acres and is located on Philips Highway, an FDOT principal arterial roadway. St. John's Bluff Road between Jerusalem Street and Emerson Street is currently operating at 54% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 19,800 vpd.

The applicant is requesting 60 vehicle garage condominiums (ITE Code 151) which could produce 108 daily trips.

The use and variety of building setback lines, separations, and buffering: Setbacks will be similar to those within the CCG-2 zoning district except the rear setback has been reduced from 10 feet to 0 feet.

(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: The subject parcel is located along Philips Highway which is a heavily commercialized corridor where surrounding uses include warehousing and storage, office parks, and multi-family residential.

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-2	Warehousing
East	CGC	CCG-2	Warehousing
South	CGC	CCG-2	Office Use
West	LDR	RLD-60	CSX Railroad/Single Family Residential

(6) Intensity of Development

The proposed development would be consistent with the Community General Commercial (CGC) functional land use category, and the proposed development is intended for catering business and event services. 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.

(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

Any development that occurs within wetland areas, if any, are required to 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.

The parking requirements for the proposed development of private automobile/vehicle garage condominiums is depicted on the Site Plan which shows 11 spaces. After review from Development Services and Transportation Division the Department is forwarding a condition that parking requirements for any other use than vehicle storage shall comply with Part 6 of the Zoning Code.

(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 **October 30, 2025** to the Planning Department, that the Notice of Public Hearing signs were posted.



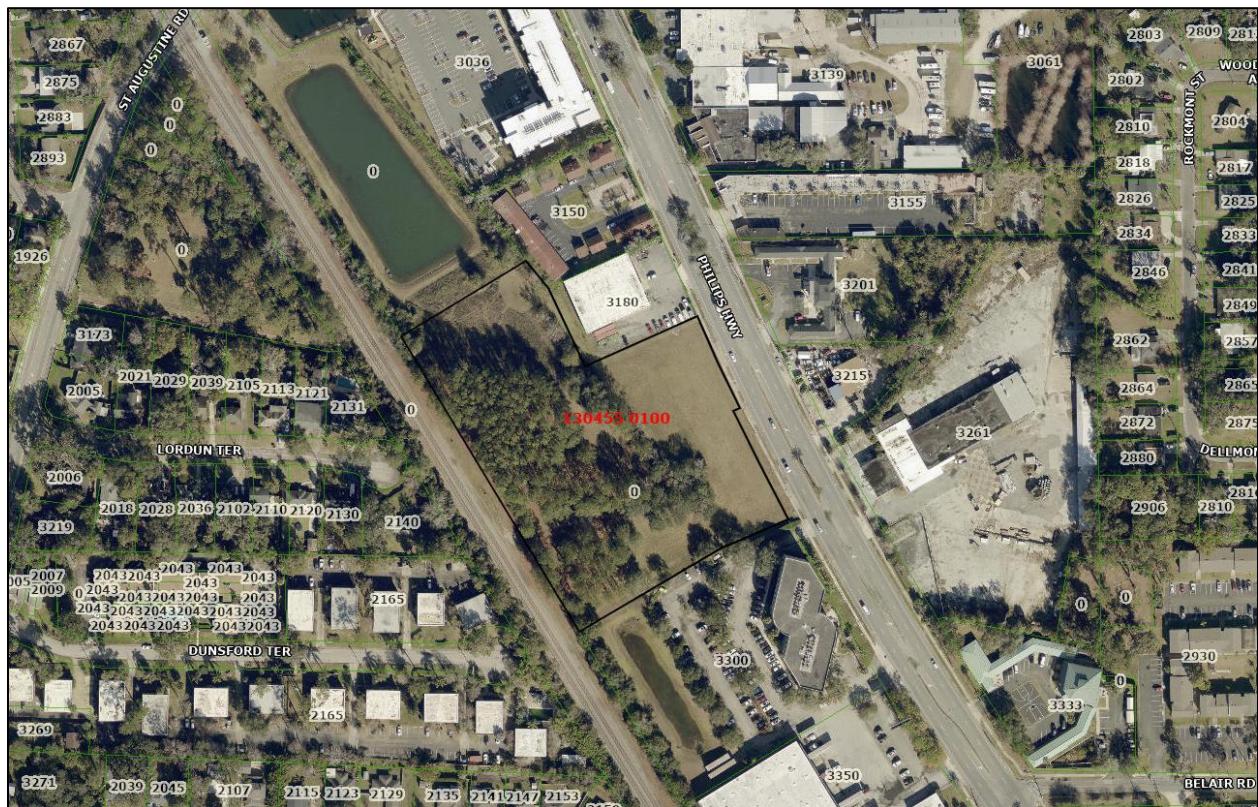
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0861** be **APPROVED** with the following exhibits:

1. The Original Legal Description dated October 9, 2025.
2. The Original Written Description dated October 30, 2025.
3. The Original Site Plan dated September 27, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0861** be **APPROVED WITH CONDITION:**

1. Parking requirements for any other use than vehicle storage shall comply with Part 6 of the Zoning Code.



Source: JaxGIS Maps

