

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2026-0026 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 recommendations regarding Application for Rezoning Ordinance **2026-0026** to Planned Unit Development.

Location: 5022 Gate Parkway; West of Gate Pkwy & North of Validus Drive

Real Estate Numbers: 167742-0250

Current Zoning Districts: Industrial Business Park (IBP)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)

Planning District: Southeast, District 3

Council District: District-11

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

Owner: Merritt-Jame, LLC
2066 Lord Baltimore Drive
Baltimore, MD 21244

Staff Recommendation: **APPROVE W/ CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development **Ord. 2026-0026** seeks to rezone approximately 27.08± acres from Industrial Business Park (IBP) to Planned Unit Development (PUD). The rezoning is requested to allow for the subdivision of the existing business park into individual parcels. The site is currently developed with five office buildings located on a single parcel, and the property owner intends to subdivide the property in order to sell the buildings to individual owners.

The PUD is necessary to address existing on-site conditions following subdivision, including ensuring that parking and landscaping are considered on a site-wide basis rather than on individual parcels. All uses currently permitted within the IBP zoning district will be allowed under 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 27.08-acre subject property is located at 5022 Gate Parkway at the corner of Gate Parkway and Burnt Mill Road and approximately a quarter mile south of the intersection of Gate Parkway and J Turner Butler Boulevard. According to the City's Functional Highways Classification Map, Gate Parkway is a minor arterial road and Burnt Mill Road is a local roadway. The property is located within the Business Park (BP) land use category, the Urban Development Area, Council District 11, and Planning District 3 (Southeast). The applicant seeks to rezone the site from Industrial Business Park (IBP) to PUD to allow the property to be subdivided and potentially sold to individual owners.

According to the Category Descriptions of the Future Land Use Element (FLUE), 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. Development within the category should be compact and connected and should support multi-modal transportation. Uses should generally 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. Transit-Oriented Developments (TOD), as defined in this element, are encouraged when in close proximity to an existing or planned JTA premium transit station. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

BP in the Urban Priority Area and the Urban Area is intended to provide compact medium to high intensity office development. Development which includes medium to high density residential uses is preferred for sites located outside of areas identified as an Industrial Sanctuary.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses of the BP category as 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 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.

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 discourage proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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 0.25 of an acre at the southwest portion of the subject site is located within the AE flood zone. 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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for offices and industrial business park uses. 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 the 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, provided, however, that all existing conditions are considered legal conforming in this PUD and that landscaping shall be determined on a Property-wide basis without regard to subdivision boundary lines. Required landscaping may be relocated throughout the site.

The treatment of pedestrian ways: Required sidewalks or additional pedestrian circulation shall be provided in accordance with the Comprehensive Plan.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced from Gate Parkway, Burnt Mill Road, and via cross access with the western abutting office complex, as conceptually shown on the Site Plan. The PUD allows for the maximum development of 250,000 square feet of enclosed commercial square footage with approximately 197,622 square feet already developed between the five existing buildings.

Application was reviewed by the Traffic Reviewer in Development Services and the Transportation Division who offer the following comments:

- Unless Waived by The Chief of Traffic Engineering or their designee, A traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, The Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).

The subject site is approximately 27.08 acres and is located on Gate Parkway, a minor arterial roadway. Gate Parkway between JT Butler Boulevard and Burnt Mill Road East is currently operating at 65% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 23,966 vpd.

The applicant is requesting a maximum 250,000 SF of commercial (ITE Code 820) which could produce 9,098 daily trips.

The form of ownership proposed for various uses: The Site Plan depicts the Property as a single parcel under one ownership as it currently exists. However, the Property may be subdivided in any number of ways, and all forms of subdivision and ownership are permitted in this PUD, including, but not limited to, condominium ownership within any individual building and/or individual buildings owned by different entities with all common areas owned and maintained by a POA.

(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 property is located on the west side of Gate Parkway. The surrounding area is developed primarily with existing office complexes, supporting commercial, and multi-family residential. Surrounding uses are located within Planned Unit Developments and similar office complex to the west which was rezoned to PUD through Ord.#2025-0211.

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	PUD 2017-0040	Multi-Family Apartment; Commercial Retail
East	RPI	PUD 2007-0028	Multi-Family Apartment
South	LDR	PUD 2016-0704	Nursing Home
West	BP	PUD 2025-0211	Office Complex

(6) Intensity of Development

The proposed development would be consistent with the Business Park (BP) functional land use category for industrial business park uses. The PUD is appropriate at this location because it is consistent with the surrounding uses.

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 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.

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.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTARY INFORMATION

The applicant provided photo evidence and sign posting affidavit to the Planning Department on **January 13, 2026** that the Public Notice Signs had been posted on the property.



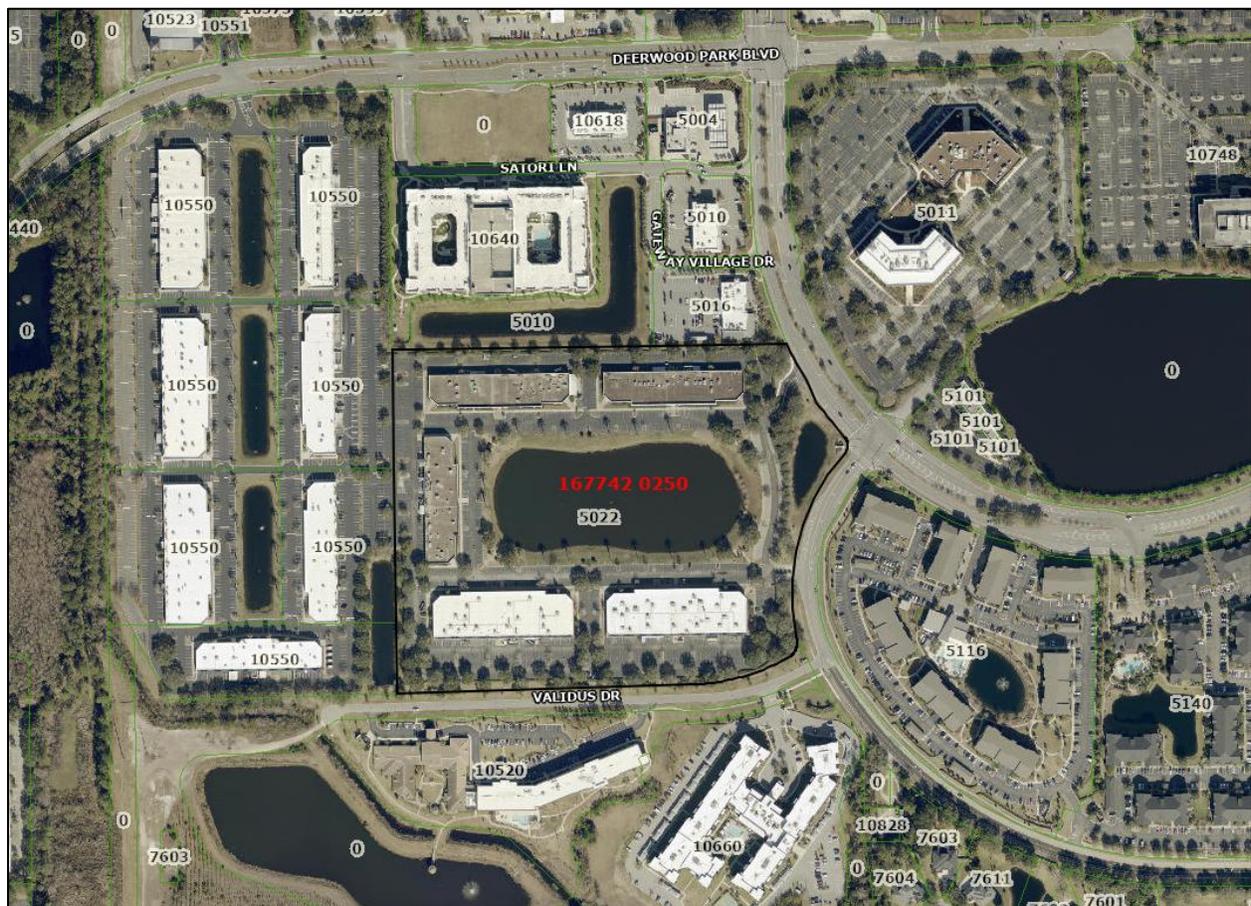
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that the Application for Rezoning Ordinance 2026-0026 be **APPROVED with the following exhibits:**

1. **The Original Legal Description dated October 29, 2025.**
2. **The Original Written Description dated December 18, 2025.**
3. **The Original Site Plan dated October 29, 2025.**

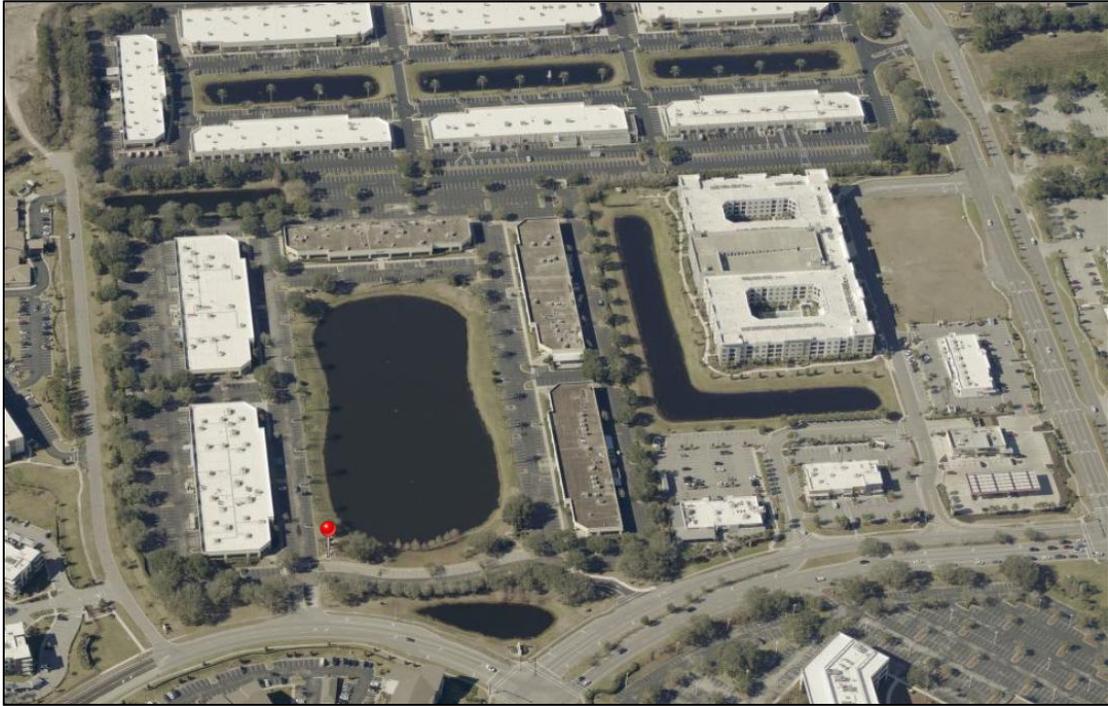
Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning 2026-0026 be **APPROVED with CONDITION.**

1. **Unless Waived by The Chief of Traffic Engineering or their designee, A traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, The Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).**



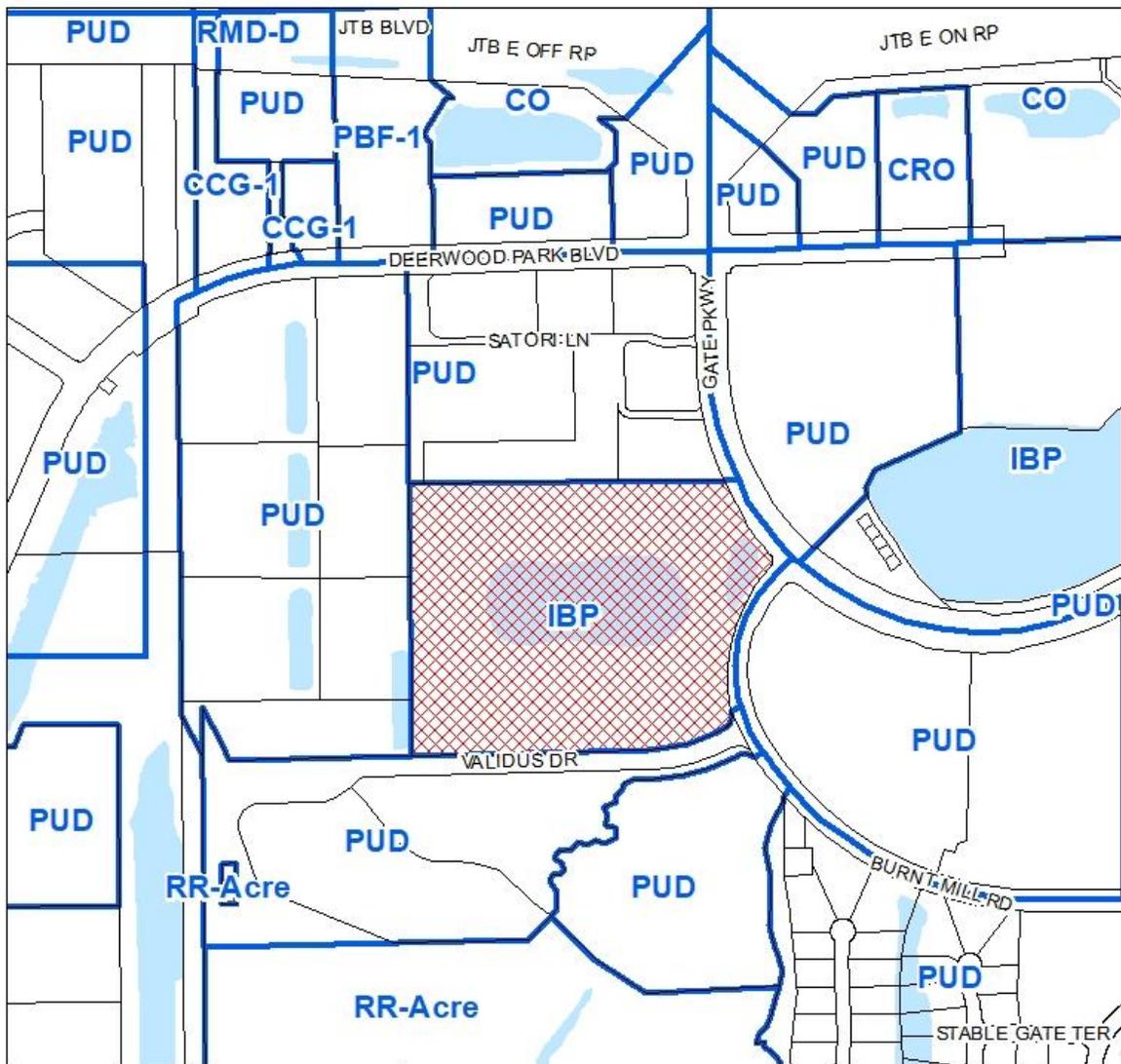
Aerial View of Subject Property

Source: JaxGIS Maps



View of Subject Property

Source: JaxGIS Maps (January 2025)

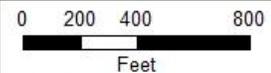
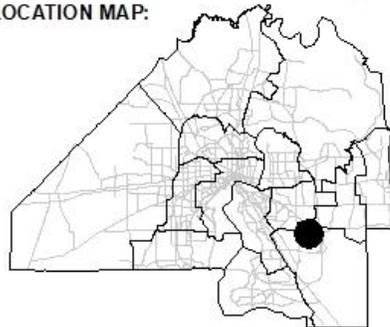


REQUEST SOUGHT:

FROM: IBP

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

11

TRACKING NUMBER

T-2025-6755

EXHIBIT 2
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