



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

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

May 8, 2025

The Honorable Randy White
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2025-0245 Application for: Argyle Forest Storage PUD

Dear Honorable Council President White, Honorable Council Member and LUZ Chairperson Carrico 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 and Development Department Recommendation: **Approve w/ Conditions**

1. This PUD will require an internal cross-access scheme to allow vehicles free access to all facilities on the lot.
2. One monument sign is permitted on Argyle Forest Boulevard, not exceeding 150 square feet in area and 20 feet in height and may be internally illuminated. Two wall signs per building are permitted, not exceeding 100 square feet in area collectively, and may be internally illuminated.

Planning Commission Recommendation: **Approve w/ Conditions**

1. This PUD will require an internal cross-access scheme to allow vehicles free access to all facilities on the lot.
2. One monument sign is permitted on Argyle Forest Boulevard, not exceeding 150 square feet in area and 20 feet in height and may be internally illuminated. Two wall signs per building are permitted, not exceeding 100 square feet in area collectively, and may be internally illuminated.
3. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated February 3, 2025
2. The Original Written Description dated January 16, 2025
3. The Original Site Plan dated November 22, 2024

Planning Commission Commentary: There were two speakers in opposition with concerns related to traffic along Argyle Forest Blvd and the need for deceleration lanes entering the subject parcel. After discussion amongst the commissioners about the traffic impacts to Argyle Forest Blvd from the proposed development the commission requested a condition be added to require a Traffic Study to be conducted.

Planning Commission Vote: **6-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Aye
Amy Fu	Absent
Charles Garrison	Aye
Julius Harden	Absent
Ali Marar	Aye
Dorothy Gillette	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 & Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0245 TO
PLANNED UNIT DEVELOPMENT

MAY 8, 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 **2025-0245** to Planned Unit Development.

Location: 7403 Argyle Forest Boulevard; on the north side of Argyle Forest Boulevard, just west of Rampart Road

Real Estate Number: 016488-0010

Current Zoning District: Planned Unit Development (PUD) 2007-0034

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Community General Commercial (CGC – 3.3 acres) and Conservation (CSV – 3.4 acres)

Planning District: Southwest, District 4

Applicant/Agent: Garrett George
CESO, Inc.
1000 Legion Place, Suite 800
Orlando, FL 32801

Owner: Argyle Property Group, Inc.
5017 Cape Romain Court
Jacksonville, FL 32277

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2025-0245** seeks to rezone approximately 6.73± acres of land from Planned Unit Development (PUD) to Planned Unit Development (PUD). The rezoning is being sought to amend the existing PUD to include personal self-storage facilities as a permitted use. The proposed PUD differs from the usual application of the zoning code by permitting the use of personal property storage by right and exempt the development from Part 4 supplemental criteria. Additionally, the proposed PUD requests to amend off-street parking

requirements from the Code requirements of 1 space per 2,000 square feet to parking for personal storage facilities provided at a rate of 1 space per 250 square feet of office, plus one space per employee per shift. Otherwise, the parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. The current PUD, **2007-0034**, allows for a mixed-use development of office/professional, and commercial and retail uses.

PUD Ord. 2007-0034-E was approved with the following conditions:

- (a) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated January 23, 2007, and the Transportation Planning Division Memorandum dated January 25, 2007, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- (b) One monument sign is permitted on Argyle Forest Boulevard, not exceeding 150 square feet in area and 20 feet in height and may be internally illuminated. One monument sign is permitted at the corner of Argyle Forest Boulevard and Rampart Road, not exceeding 60 square feet in area and 16 feet in height and may be internally illuminated. One monument sign is permitted on Rampart Road, not exceeding 24 square feet in area and ten feet in height and shall be externally illuminated only. Two wall signs per building are permitted, not exceeding 100 square feet in area collectively, and may be internally illuminated.
- (c) At verification of substantial compliance with the PUD, the developer shall submit the proposed lighting plan to Mr. John Tiley, 7375 Boysenberry Lane North, Jacksonville, Florida, 32244; (904) 771-7602 for review.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

- 1. The Transportation Division has issued a new memorandum for the proposed PUD and therefore the Planning & Development Department does not forward this condition.
- 2. The property will be required to meet the requirements of the Jacksonville Design Guidelines and Best Practices Handbook through the Civil Plan review process and therefore the department does not recommend forwarding this condition.
- 3. Based on the request to only add one use to the proposed PUD (personal property storage facilities/self-storage facilities), the Current Planning Division recommends keeping the 2007-0034 PUD ordinance signage condition - One monument sign is permitted on Argyle Forest Boulevard, not exceeding 150 square feet in area and 20 feet in height and may be internally illuminated. Two wall signs per building are permitted, not exceeding 100 square feet in area collectively, and may be internally illuminated.

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 Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series #L-6016-25C (Companion Ord. 2025-0244) requesting a change from LDR to Community General Commercial (CGC) and Conservation (CSV) - Acreage: 6.73-acres (3.30 to CGC and 3.43 to CSV). Staff is recommending that Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-6016-25C be approved.

According to the Category Description in the FLUE, CGC is 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. In the Suburban Area, development should be provided in a nodal development pattern. Principal uses in the CGC include, but are not limited to, commercial retail sales and services establishments, hotels, motels, offices, auto repair and sales and filling stations. The PUD proposes climate-controlled self-storage facility with drive up units to the rear of the facility. Personal property storage establishments are an allowed use in the CGC land use category.

The uses, densities, and intensities within the proposed PUD Written Description and Site Plan are consistent with the allowed uses and density requirements of the proposed CGC and CSV categories and the 2045 Comprehensive Plan, provided that the uses will be limited only to the portion of the property proposed to be amended to CGC. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

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 (FLUE):

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 1.1.9 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. These techniques should consider the following criteria in determining uses, densities,

intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection and access to healthy food

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

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.

Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The intended development will meet all portions of the City's land use regulations and further its 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 category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series #L-6016-25C (Companion Ord. 2025-0244) requesting a change from LDR to Community General Commercial (CGC) and Conservation (CSV) - Acreage: 6.73-acres (3.30 to CGC and 3.43 to CSV). The Planning Department finds that the proposed uses, densities, and intensities within the proposed PUD Written Description and Site Plan are consistent with the allowed uses and density requirements of the proposed CGC and CSV categories and the 2045 Comprehensive Plan, provided that the uses will be limited only to the portion of the property proposed to be amended to CGC.

(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 is being sought to amend the existing PUD to include personal self-storage facilities as a permitted use. 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 with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The proposed development is for commercial uses and therefore the property is not required to provide recreational areas.

The use of existing and proposed landscaping: The property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code; provided, however, that the required perimeter landscaping may be relocated elsewhere within the property when ownership or occupancy of the property is subdivided into separate parcels and reciprocal easements for access, ownership and maintenance are created among the separate parcels of the property.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, vehicular

access for the subject property shall be from Argyle Forest Boulevard. Comments from The Transportation Planning Division include:

The subject site is approximately 6.73 acres and is located on Argyle Forest Boulevard, a minor arterial roadway, which is west of Rampart Road, a collector roadway. Argyle Forest Boulevard between Cheswick Oak Avenue and Rampart Road is currently operating at 103% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 37,300 (vpd) and average daily traffic of 38,500 vpd. The applicant requests a storage facility (ITE Code 151) which could produce 10 daily trips.

This development as proposed will require Class 3 driveways. Class 3 driveways require a minimum of 75' separation.

This PUD will require an internal cross-access scheme to allow vehicles free access to all facilities on the lot.

(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 subject parcel is located on the north side of Argyle Forest Boulevard, just west of Rampart Road, and is currently vacant. The western 3-acres of the 2007-0034 PUD was rezoned to a PUD (Ord. 2015-0403) to permit a gas station. The property to the north is zoned RR-Acre and owned by the City of Jacksonville and contains a stormwater retention pond, and the parcel to the west is developed with a single-family home, which will be buffered by the proposed 3.3-acre land use change to Conservation.

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	RR-Acre	COJ stormwater pond
South	LDR/CSV	PUD: 2007-0224	Single Family Dwellings and conservation land
East	LDR	PUD: 2015-0403	Gas station
West	LDR	RR-Acre	Single-family home

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category with specific reference to the following:

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

(7) Usable open spaces plazas, recreation areas.

No residential uses are proposed therefore no recreation area is required.

(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 any wetlands on-site. This area is the 3.3-acres proposed for the Conservation land use category.

(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 proposed PUD requests to amend off-street parking requirements from the Zoning Code requirements of 1 space per 2,000 square feet to parking for personal storage facilities provided at a rate of 1 space per 250 square feet of office, plus one space per employee per shift. Otherwise, the parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be provided as required by City regulations.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on April 28, 2025, the required Notice of Public Hearing sign(s) were posted.



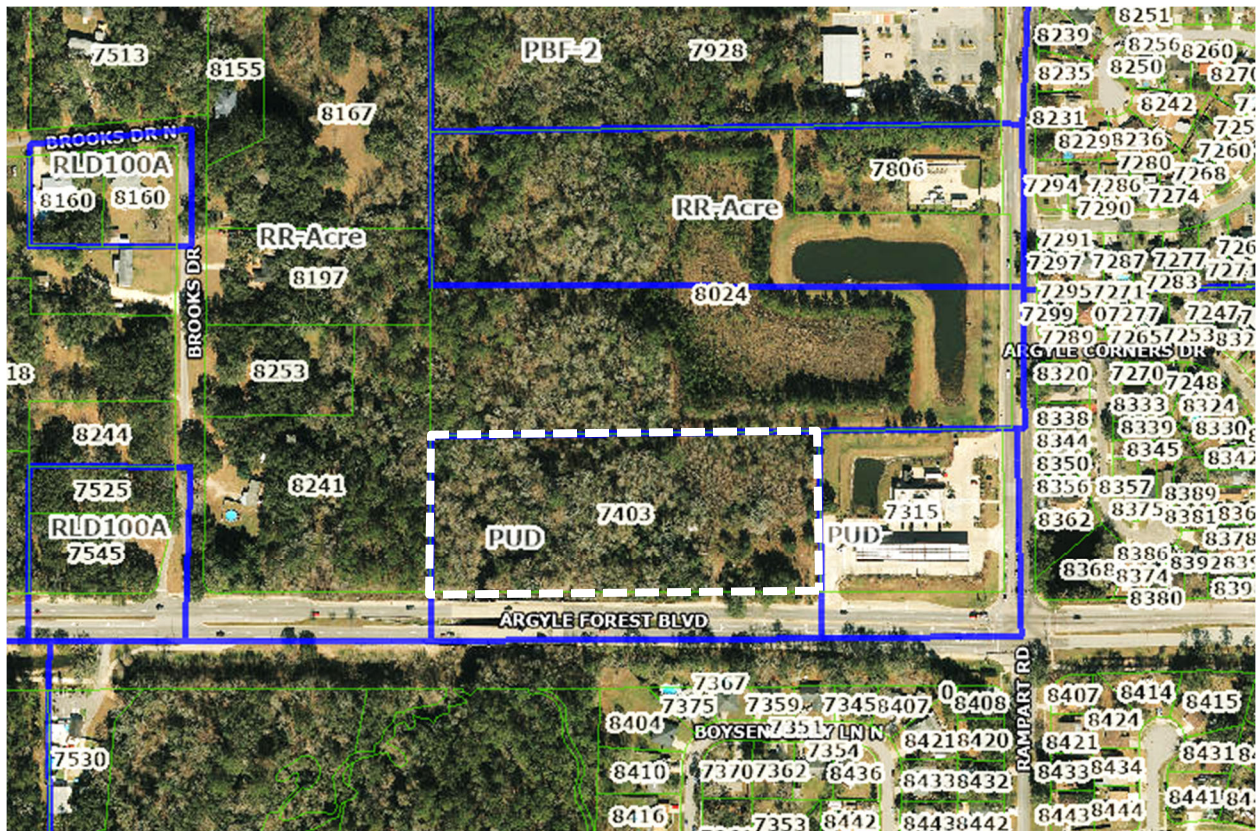
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2025-0245** be **APPROVED with the following exhibits:**

- The original legal description dated February 3, 2025.**
- The original written description dated January 16, 2025.**
- The original site plan dated November 22, 2024.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2025-0245** be **APPROVED with the following conditions:**

- 1. This PUD will require an internal cross-access scheme to allow vehicles free access to all facilities on the lot.**
- 2. One monument sign is permitted on Argyle Forest Boulevard, not exceeding 150 square feet in area and 20 feet in height and may be internally illuminated. Two wall signs per building are permitted, not exceeding 100 square feet in area collectively, and may be internally illuminated.**



Aerial view of the subject site facing north.



View of the Subject Property facing north from Argyle Forest Boulevard



View of property on the left facing east along Argyle Forest Boulevard



View of property on the left facing east along Argyle Forest Boulevard



View of property on the right facing west along Argyle Forest Boulevard



View of property on the right facing west along Argyle Forest Boulevard

