



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

December 4, 2025

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.: 2025-0827 Application for: Brookview Business Park 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 August 5, 2025.
2. The Original Written Description dated October 15, 2025.
3. The Original Site Plan dated July 11, 2025.

Planning Commission Commentary: There were no speakers in opposition and little discussion amongst the commissioners.

Planning Commission Vote: **8-0**

Charles Garrison, Chair	Aye
Mon'e Holder, Vice Chair	Absent
Michael McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye

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,

A handwritten signature in blue ink, appearing to read 'Erin L. Abney', with a stylized, flowing script.

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 2025-0827 TO
PLANNED UNIT DEVELOPMENT

DECEMBER 4, 2025

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 **2025-0827** to Planned Unit Development.

<i>Location:</i>	137 Brookview Drive North, between Atlantic Boulevard and Atlas Drive
<i>Real Estate Numbers:</i>	162975 0010
<i>Current Zoning Districts:</i>	Commercial Community/ General-1 (CCG-1)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Community/General Commercial (CGC)
<i>Planning District:</i>	District 2 – Greater Arlington/ Beaches
<i>Council District:</i>	District 1
<i>Applicant/Agent:</i>	Kelly Delmonico Land Development Strategies 355 Spoonbill Lane Melbourne Beach, FL 32951
<i>Owner:</i>	Besso, LLC 655 NE 178 th Street Miami, FL 33162
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Planned Unit Development **2025-0827** seeks to rezone approximately 1.38± acres of land from Commercial Community/General-1 to Planned Unit Development (PUD). The rezoning to a PUD is being sought to allow for a flex-warehouse/mixed-use development.

The proposed PUD will allow for all CCG-1 uses, along with additional CCG-2 and IBP uses such as plant nurseries, medical and dental laboratories, and small-scale wholesaling and warehousing.

The proposed PUD differs from the conventional zoning code by entitling additional commercial uses but not allowing less desired uses that are typically found in the conventional CCG-2 zoning district.

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 Planning Department finds that the subject property is in the Community/General Commercial (CGC) 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.

Community General Commercial (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. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and 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.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density and intensity requirements of the CGC land use 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:

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment 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 nonresidential areas.

(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 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). The agent/owner will be required to submit a Mobility application & a CRC application to the Concurrency Office's.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to permit a mixed use commercial development. 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 proposed Planned Unit Development shall be based on the following factors:

The use and variety of building groupings: The submitted site plan shows the property developed with two flex warehouse buildings. One is proposed at 9,500 square feet and the other is proposed at 4,625 square feet.

The use and variety of building sizes and architectural styles: The applicant intends to develop the site with flex warehouses and provides architectural examples in the written description.

The treatment of pedestrian ways: Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

The use of existing and proposed landscaping: Per the submitted written description, the site will be developed in accordance with Part 12 of the Zoning Code. The application was routed to the Landscaping Section of the Development Services Division, and the following comments were received:

- Landscape has reviewed the referenced PUD application and has no objections to the written description, as stated, it will follow part 12 – landscape in the zoning code. That being said, the attached landscape plan that was submitted as part of the package has some deficiencies as drawn.

(5) External Compatibility

Based on the written description of the intended plan for 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 proposed development is in an area with a variety of uses, including commercial uses to the south and west and residential uses to the north. The subject property is near the intersection of Brookview Drive North and Atlantic Boulevard, a major commercial corridor. Nearby commercial uses include a Waffle House, Denny's, Tire Kingdom, motorcycle sales store and outdoor training area, Beauty Depot, and a Dunkin Donuts. The nearby residential is primarily single-family dwellings, however the property

to the north is entitled to

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	MDR	PUD 2007-0083-E	Vacant (entitled to 15 townhomes)
South	CGC	CCG-2	Restaurant
East	CGC	CCG-1	Vacant
West	CGC/ MDR	PUD 2006-0623-E / RMD-A	Outdoor motorcycle rider training, single-family dwellings

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category and will allow for a variety of commercial uses primarily found in the CCG-1 zoning district, along with additional uses found in CCG-2 and IBP. The PUD is appropriate at this location because it allows for a gradual transition between the CCG-2 zoning district to the south and the RMD-A zoning district to the north.

The existing residential density and intensity of use of surrounding lands: The surrounding residential to the north of the subject site is single-family dwellings. The PUD directly north of the site was rezoned in 2007 to permit up to 15 townhomes, however, the property has not been developed. The uses to the south of the subject site are commercial uses that include restaurants and commercial retail.

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. Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal.

(7) Usable open spaces plazas, recreation areas.

There will be no open space plazas or recreational areas provided as the proposed PUD is commercial in nature.

(8) Impact on wetlands

Review of City's GIS and the applicant's site plan to the St. Johns River Water Management District indicates the 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. More information on the review can be found in the attached Land Use Memorandum. Based on the information noted below, the proposed rezoning is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

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.

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code.

(11) Sidewalks, trails, and bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting of November 3, 2025 to the Planning Department, that the Notice of Public Hearing signs **were** posted.

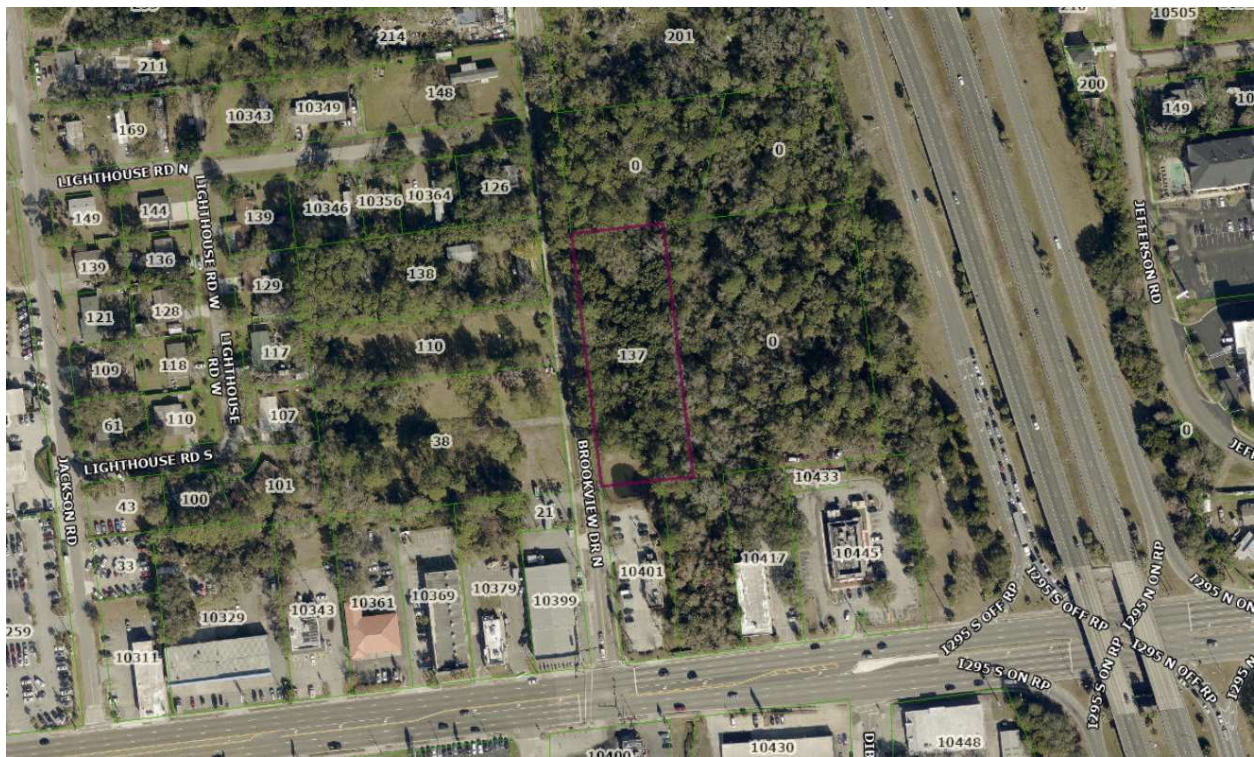


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0827** be **APPROVED** with the following exhibits:

1. The original legal description dated August 5, 2025
2. The original written description dated October 15, 2025
3. The original site plan dated July 11, 2025

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0827** be **APPROVED**.



Aerial view of the subject property, facing north.



View of the subject property from Brookview Drive North.



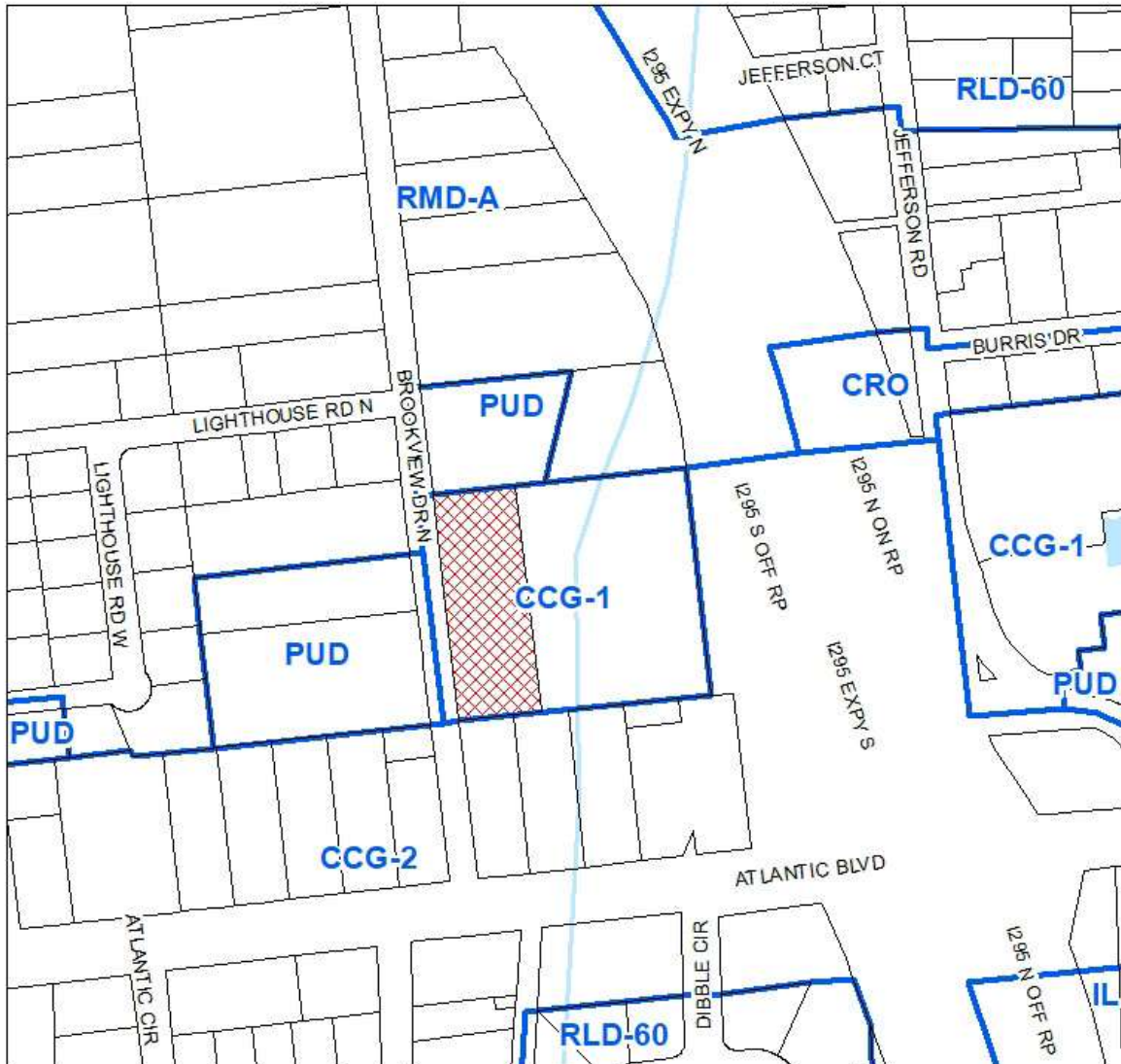
View of neighboring property, located west of the subject property.



View of neighboring property, located south of the subject property.



View of neighboring residential property, located west of the subject property.

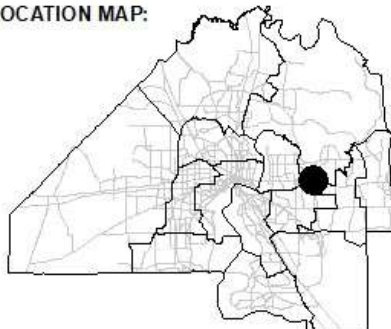


REQUEST SOUGHT:

FROM: CCG-1

TO: PUD

LOCATION MAP:



0 100 200 400
Feet

COUNCIL DISTRICT:

1

ORDINANCE NUMBER

ORD-2025-0827

TRACKING NUMBER

T-2025-6451

**EXHIBIT 2
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