



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

January 9, 2024

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.: 2024-0921      Application for: McCargo Street 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated June 25, 2024
2. The Original Written Description dated October 11, 2024
3. The Original Site Plan dated July 11, 2024

Planning Commission Commentary: There was one speaker in opposition who had concerns over current property ownership and allowed uses within the PUD. The applicant clarified that there will be no onsite manufacturing or recycling only outside storage of Turf. The existing structure will also be converted to a restaurant. There was little discussion from the commissioners.

Planning Commission Vote: **6-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Aye

Lamonte Carter	Aye
Amy Fu	Aye
Charles Garrison	Aye
Julius Harden	Absent
Ali Marar	Absent

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, 3<sup>rd</sup> Floor  
Jacksonville, FL 32202  
(904) 255-7817; EAbney@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2024-0921 TO**  
**PLANNED UNIT DEVELOPMENT**

**JANUARY 9, 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 **2024-0921** to Planned Unit Development.

***Location:*** 142 & 154 McCargo Street North  
Between Driggers Street and Oklahoma Street

***Real Estate Numbers:*** 005503 0000; 005499 0000

***Current Zoning Districts:*** Commercial Community/ General-1 (CCG-1)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Community/General Commercial (CGC)

***Planning District:*** Northwest, District 5

***Council District:*** District 12

***Applicant/Agent:*** Mark Shelton  
Kimley-Horn and Associates, Inc.  
12740 Gran Bay Parkway West, Suite 2350  
Jacksonville, FL 32258

***Owner:*** Jax Turf LLC  
55 SW 3<sup>rd</sup> Street  
Pompano Beach, FL 33060

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Planned Unit Development **2024-0921** seeks to rezone approximately 1.28± 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 mixed-use development consisting of a restaurant and the retail sale and outdoor storage of artificial turf. As shown on the submitted site plan, the restaurant will be located at the corner of Driggers Street and McCargo Street North, with access

along both rights-of-way, while the retail sale and storage of artificial turf will be setback from the right-of-way and only accessible via McCargo Street North.

The subject property is located within the boundaries of the Lighting Regulation Zone at Outlying Field Whitehouse. As such, the proposed project will be required to meet the regulations listed in Section 656.1005.2(d)(6) of the Zoning Code. The parcel is also located within the boundaries of the Airport Notice Zone for OLF Whitehouse and will be required to comply with Section 656.1016 of the Zoning Code.

### **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 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 corridor development should provide continuity between the nodes and serve adjacent neighborhoods to reduce the number of Vehicle Miles Traveled. CGC in the Suburban 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.

The applicant seeks to rezone CCG-1 to PUD to permit a restaurant and artificial turf sales business.

**The uses listed in the PUD written description and the proposed density are allowed in the CGC land use category. Therefore, the proposed PUD is consistent with 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 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): Community/General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (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.

**This development is subject to mobility fee review.**

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to permit outside retail sales and storage or artificial turf and a restaurant. 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 treatment of pedestrian ways:** Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** Per the submitted written description, the proposed PUD rezoning is for commercial development and therefore recreation and open space will be provided as meeting the maximum 85% impervious surface ratio.

**The use of existing and proposed landscaping:** The applicant is proposing to meet all reuse requirements of the Part 12 of the Zoning Code with the exception of the following: reduce perimeter landscaping, no trees, and no visual screening along Driggers Street.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Driggers Street and McCargo Street North.

The subject site is approximately 1.28 acres and is located on McCargo Street North, a local roadway, which is north of Beaver Street, a minor arterial roadway, and east of Cahoon Road, a collector roadway. This segment of Beaver Street between I-295 and Chaffee Road is currently operating at 37% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 21,700 (vpd) and average daily traffic of 8,100 vpd.

The applicant requests 3,920 SF of Restaurant (ITE Code 930), 3,000 SF of Retail (ITE Code 812) and 17,818 SF of outdoor storage (ITE 151) which could produce 458 daily trips.

***(5) External Compatibility***

Based on the written description of the intended plan for 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 proposed development is in an area with a variety of uses, including intense commercial uses to the north, including light manufacturing and open storage, and residential uses to the west, east and south.

**The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:**

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	CGC	CCG-1	Light manufacturing warehouse
<b>South</b>	LDR	RLD-60	Single-family dwellings
<b>East</b>	LDR	RR-Acre	Vacant
<b>West</b>	CGC/LDR	CCG-1/RLD-60	Single-family dwellings

***(6) Intensity of Development***

The proposed development is consistent with the CGC functional land use category and will allow for the retail sale and outdoor storage of artificial turf and restaurants. The PUD is appropriate at this location because it allows for a gradual transition between the intense commercial/industrial uses to the north and residential uses to the south.

**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.

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The subject site is approximately 1.28 acres and is located on McCargo Street North, a local roadway, which is north of Beaver Street, a minor arterial roadway, and east of Cahoon Road, a collector roadway. This segment of Beaver Street between I-295 and Chaffee Road is currently operating at 37% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 21,700 (vpd) and average daily traffic of 8,100 vpd.

The applicant requests 3,920 SF of Restaurant (ITE Code 930), 3,000 SF of Retail (ITE Code 812) and 17,818 SF of outdoor storage (ITE 151) which could produce 458 daily trips.

***(7) Usable open spaces plazas, recreation areas.***

There will be no open space plazas or recreational areas provided under this PUD, given the nature of the intended use and size of the property.

***(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.***

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.

The following are comments received by the Transportation Division of the Planning and Development Department:

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.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **January 2, 2025**, by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.





**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0921** be **APPROVED** with the following exhibits:

1. The original legal description dated June 25, 2024
2. The original written description dated October 11, 2024
3. The original site plan dated July 11, 2024

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0921** be **APPROVED**.



Source: JaxGis

**Aerial view of the subject property, facing north.**



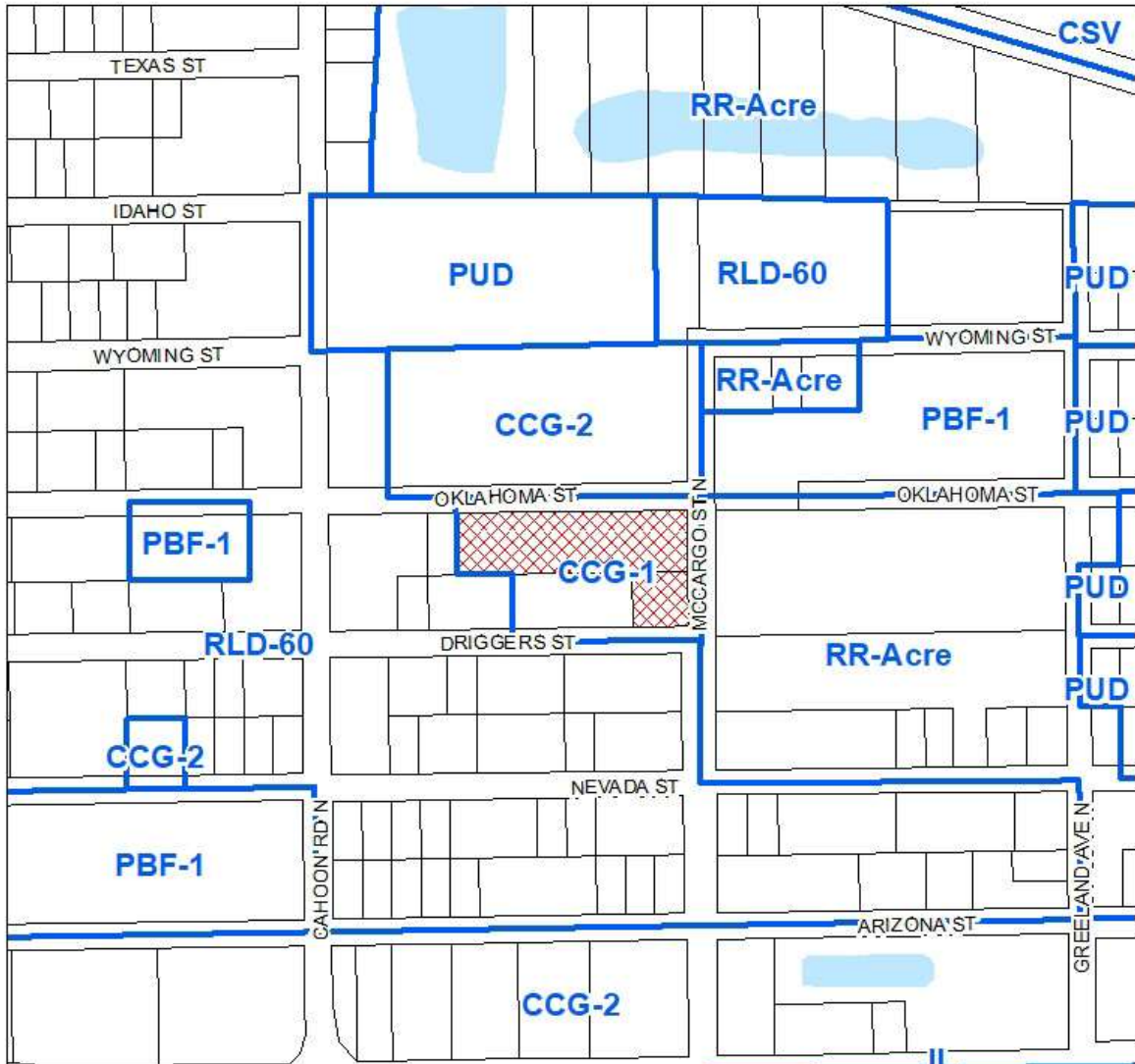
*Source: Planning & Development Department, 1/2/2025*

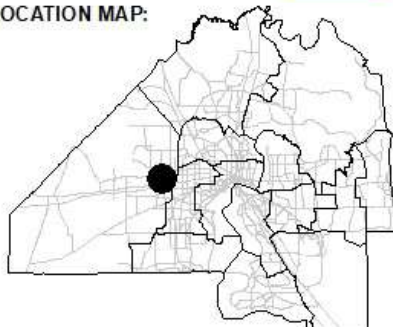
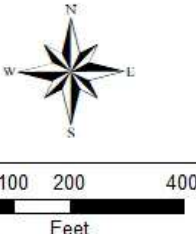
**View of the subject property from McCargo Street North.**



*Source: Planning & Development Department, 1/2/2025*

**View of the subject property from McCargo Street North.**



<p>REQUEST SOUGHT:</p> <p><b>FROM: CCG-1</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0921</p>	<p>TRACKING NUMBER</p> <p>T-2024-5821</p>	<p>COUNCIL DISTRICT:</p> <p>12</p> <p><b>EXHIBIT 2</b>  <b>PAGE 1 OF 1</b></p>