



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
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Jacksonville, FL 32202
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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.: 2025-0826 Application for: Paca Investments 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 October 6, 2025.
2. The Original Written Description dated October 14, 2025.
3. The Original Site Plan dated July 15, 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,



Erin L. Abney, MPA

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REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0826 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 **2025-0826** to Planned Unit Development.

<i>Location:</i>	0 St. Johns Bluff Road South, between Beach Boulevard and Alden Road
<i>Real Estate Numbers:</i>	163683 0000; 163684 0000; 163685 0000
<i>Current Zoning Districts:</i>	Commercial Residential Office (CRO)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Residential Professional Institutional (RPI)
<i>Proposed Land Use Category:</i>	Business Park (BP)
<i>Planning District:</i>	District 2 – Greater Arlington / Beaches
<i>Council District:</i>	District 4
<i>Applicant/Agent:</i>	Curtis Hart Hart Resources LLC 8051 Tara Lane Jacksonville, FL 32216
<i>Owner:</i>	PACA Investments LLC 11232 St Johns Industrial Parkway North, Suite 7 Jacksonville, FL 32246
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Planned Unit Development 2025-0826 seeks to rezone approximately 2.45± acres

of land from Commercial Residential Office (CRO) to a Planned Unit Development (PUD). The rezoning to a PUD is being sought to allow for a variety of uses typically found in the IBP zoning district including warehousing and office uses. Currently, the subject property is vacant.

The proposed PUD primarily follows the IBP zoning district; however, it differs by clustering development away from the existing wetlands and allows a flex-warehousing type product.

While the property does abut residential to the west, the proposed written description and site plan offer development standards that protect the residences. The site plan shows existing wetlands and proposed storm water retention along the western property boundary, while the written description requires at least a 10-foot rear yard setback, a 10-foot uncomplementary land use buffer, and height restrictions. The maximum height is 35 feet, however, the height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.

There is a companion Land Use Amendment, 2025-0825 (L-6080-25C) which seeks to amend the site from Residential Professional Institutional (RPI) to Business Park (BP).

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 Residential Professional Institutional (RPI) 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 2025-0825 (L-6080-25C) that seeks to amend the site to Business Park (BP).

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. Outside storage is permitted as an accessory to a permitted use provided it is visually screened to supplemental performance standards and criteria of the Land Development Regulations. The 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.

BP in the Suburban Area is intended to provide compact low to medium intensity office development. The maximum gross density in Suburban Area shall be 20 units/acre and there shall be no minimum density. In the absence of the availability of centralized potable water and or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

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 BP category identified 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, 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.

Objective 3.2

Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

St. Johns Bluff Corridor Study (Dec. 2003)

The subject property is located within the boundaries of the St. Johns Bluff Road Corridor Study (2003). The study states that there are “clusters” of adjacent vacant parcels on the west side of the southern segment of the corridor that are under common ownership, which could facilitate assembly of land for larger development. Additionally, the study recommends the provision of appropriate transition among uses to ensure a gradual transition between intensity and density of uses, stating that BP uses are an appropriate transitional use between the Beach Boulevard commercial corridor and the residential uses. The proposed rezoning would allow for development on an underutilized vacant property that allows for a gradual transition of uses between the commercial corridor along Beach Boulevard to the residential areas north and west of the subject property.

(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): Residential Professional Institutional (RPI). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2025-0825 (L-6080-25C) that seeks to amend the land to Business Park (BP). The Planning Department finds that with the approval of the companion Land Use Amendment, 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.

(3) Allocation of residential land use

This proposed Planned Unit Development requests to allow for flex warehousing and a variety of uses primarily found in the IBP zoning district. 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 use of existing and proposed landscaping: Landscaping shall comply with the requirements of Part 12 of the Zoning Code, however, internal buffering, landscaping and screening between uses/parcels will not be required. The application was forwarded to the Landscaping Section of the Development Services Division, and they did not have any issues with the proposed landscaping.

The use and variety of building groupings: The site plan shows the property developed with three buildings located on the eastern portion of the site. Building 100 will be approximately 9,000 square feet, building 200 will be 7,500 square feet, and building 300 will be 6,000 square feet.

The use of topography, physical environment and other natural features: Development of the property will be on the eastern portion of the site closest to St Johns Bluff, thereby protecting the existing wetlands on the western portion of the site.

(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 site is located along the west side of St. Johns Bluff Road, approximately 0.25 miles north of Beach Boulevard. The eastern side of this roadway includes numerous warehousing and office uses. Adjacent properties to the north and south are currently vacant and zoned as CRO. The properties to the west are zoned RLD100A and used as single-family dwellings.

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	RPI	CRO	Vacant
South	RPI	CRO	Vacant, Surgical Outpatient Facility
East	BP	IBP	Warehouse, vacant
West	LDR	RLD100A	Single family dwellings

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: Based on the submitted site plan, the abutting residential will be buffered from the proposed project due to the existing wetlands and the proposed storm water retention on the west portion of the site.

(6) Intensity of Development

The proposed development would be consistent with the proposed BP functional land use category to allow for flex warehousing and industrial office uses consistent with the IBP zoning district. The PUD is appropriate at this location and is consistent with the surrounding uses.

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.

(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

Review of City data and the St Johns River Water Management District Website indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the applicant's site plan and the District's website. The City's GIS indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted in the Land Use Memorandum dated November 25, 2025, 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.

Per the submitted written description, parking will be provided in accordance with Part 6 of the Zoning with the following additional provisions:

- There will be no limit or maximum number of parking spaces for any use within the PUD
- Shared parking is permitted to satisfy parking required for multiple uses

(11) Sidewalks, trails, and bikeways

Sidewalks will be provided as required by the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **October 23, 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 **2025-0826** be **APPROVED** with the following exhibits:

1. The original legal description dated October 6, 2025.
2. The original written description dated October 14, 2025.
3. The original site plan dated July 15, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0826** be **APPROVED**.



Aerial view of the subject property.



View of the subject property from St Johns Bluff Rd S.



View of nearby business, located south of the subject property, at 3038 St Johns Bluff Rd S.



View of neighboring business, located east of the subject property, across St Johns Bluff Rd S.

