

**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2026-0014 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 recommendation regarding Application for Rezoning Ordinance **2026-0014** to Planned Unit Development.

***Location:*** 2063 Blair Street  
Between 11<sup>th</sup> Street East and Talleyrand Avenue

***Real Estate Number:*** 115421-0000

***Current Zoning District:*** Residential Medium Density-A (RMD-A)

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

***Current Land Use Category:*** Medium Density Residential (MDR)

***Council District:*** District 7

***Planning District:*** 1-Urban Core

***Applicant/Owner:*** Jacksonville Port Authority, LLC  
2831 Talleyrand Avenue  
Jacksonville, Florida 32206

***Staff Recommendation:*** **APPROVE with Condition**

**GENERAL INFORMATION**

Application for Planned Unit Development **2026-0014** seeks to rezone approximately 0.12± acres of land from RMD-A to PUD. The rezoning is being sought to allow for the expansion of employee parking for the Jacksonville Port Authority (JaxPort). The PUD differs from the code by restricting the uses to employee parking for employees of Jaxport only, as well as eliminating all landscaping requirements and parking requirements of the Zoning Code.

The subject property originally contained a single-family dwelling but was demolished in 2025 and the property now sits vacant. JaxPort rezoned the property to the east of the subject site to a PUD (**2020-0714**) to develop a parking area for their offices just north of the subject site. The proposed PUD seeks to allow for the parking area to expand onto the subject site.

## **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.

## **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

### ***(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?***

Yes. The 0.12 of an acre subject property is located at 2063 Blair Street, west of Williams Street and south of East 11th Street. According to the City's Functional Highways Classification Map, all three roads are local roadways. The property is located within the Medium Density Residential (MDR) land use category, the Urban Priority Development Area, Council District 7, and Planning District 1 (Urban Core). The applicant seeks to rezone the site from RMD-A to PUD to allow for employee parking for the Talleyrand Marine Terminal.

#### Medium Density Residential Land Use

According to the Category Descriptions of the Future Land Use Element (FLUE), Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and can serve as transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, town homes and rowhouses should be the predominant development typologies in this category. MDR in the Urban Priority Area is intended to provide compact medium to high density development.

The maximum gross density for MDR in the Urban Priority Area shall be greater than 7 units/acre, up to 20 units/acre and there shall be no minimum density unless otherwise stated in the Comprehensive Plan. 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 Low Density Residential (MDR) without such services. However, residential uses are not included as a permitted or permissible use in the PUD written description.

The only permitted use in the PUD application is employee parking with the restriction that parking is for JAXPORT employees only. The application has no permitted uses by exception or permitted accessory uses and structures. Off-street parking is allowed as a secondary use in the MDR land use category and is thus consistent with the MDR land use category as described in the 2045 Comprehensive Plan.

***(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:

**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.

**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 discourages 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.

**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.

***(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 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): Medium Density Residential. Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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 intends to utilize the subject parcel for employee parking. 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 use of existing and proposed landscaping:** The subject site will not be developed in accordance with Part 12 of the Zoning Code as the applicant has stated a desire to eliminate the ten (10) foot uncomplementary land use buffer set forth in Section 656.1216 of the Zoning Code.

Nonetheless, in an effort to maintain use compatibility with the surrounding area and mitigate any development impacts, the applicant has also requested to install a 100% opaque six (6) foot tall fence along the subject property's south property lines and a (6) foot tall chain link fence along the subject property's west property line—both of which are depicted on the attached site plan. The visual barrier will act as a comparable buffer for the abutting single-family dwellings to the south.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Williams Street as the entrance through the 2020 PUD property, and an exit on Blair Street.

***(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 proposed employee parking will complement the general assortment of nonresidential uses in the given area, including the neighboring JaxPort parking facilities located to the east and the north. Nonetheless, 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 Property Use</b>
North	LI	IL	Jacksonville Port Authority Facility
South	MDR	RMD-A	Single-Family Dwellings
East	LI	PUD	JaxPort Parking
West	MDR	RMD-A	Single-Family Dwellings

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

The existing development is consistent with the existing MDR functional land use category with specific reference to the following:

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The subject property will have direct access to the proposed parking lot via the Williams Street access point of the neighboring PUD. The Traffic Engineer also reviewed the application and requested a condition that the dimensions and layout of the lot shall conform to the city standards in compliance with Sec 656.607.

**The Transportation Planning Division reviewed the proposed project and forwarded the following comments:** The subject site is approximately 0.12 acres and is located on Blair Street, a local roadway, which is west of Talleyrand Avenue, a minor arterial roadway. Talleyrand Avenue between Liberty Street and Norwood Avenue is currently operating at 8% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 40,800 (vpd) and average daily traffic of 3,100 vpd.

The applicant is requesting a 5,159 SF parking lot for an existing facilities warehouse (ITE Code 150) which could produce 0 daily trips.

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.

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

The subject site will be developed as a parking facility, no Recreation or Open Space will be provided.

***(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 not identify the presence of any wetlands on site.

***(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 subject site **will not** be developed in accordance with Part 6 of the Zoning Code.

***(11) Sidewalks, trails, and bikeways***

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

**SUPPLEMENTARY INFORMATION**

A signed sign posting affidavit was submitted by the applicant on December 2, 2025, 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 **2026-0014** be **APPROVED with the following exhibits:**

**The original legal description dated August 12, 2025**

**The revised written description dated January 23, 2026**

**The original site plan dated August 26, 2025**

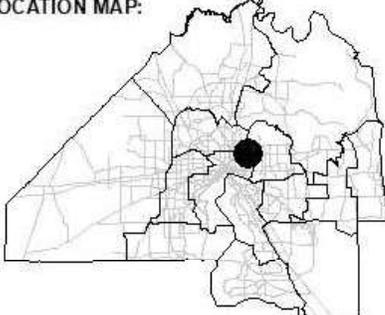
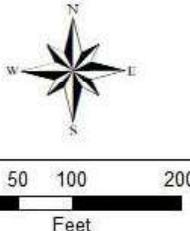
Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2026-0014** be **APPROVED with the Following Condition:**

**1.) Parking dimensions and layout of the lot shall conform to the City Standards in compliance with Section 656.607.**



Aerial View



<p>REQUEST SOUGHT:</p> <p><b>FROM: RMD-A</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p><b>7</b></p>
<p>ORDINANCE NUMBER</p> <p><b>ORD-2026-0014</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2025-6458</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

**Legal Map**