

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR ZONING EXCEPTION 2025-0763 (E-25-48)

November 4th, 2025

Location: 0 Pecan Park Road; 0 Main Street Rd N
Between I-95 and Main Street N

Real Estate Number: 108125-0000, 108117-0005, 108113-0005

Zoning Exception Sought: Retail sales including outside display; Retail Sales and
Service of all Alcohol for Off-Premises Consumption

Current Zoning District: Planned Unit Development (PUD; 2024-0971)

Current Land Use Category: Light Industrial (LI)

Planning District: 6-North

Council District: District 8

Applicant/Agent: Blair Knighting
Kimley Horn and Associates, Inc.
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, Florida 32258

Owner: Todd Mathes.
Rum East, LLC
7978 Cooper Creek Blvd
University Park, Florida 34201

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Exception **2025-0763 (E-25-48)** seeks to permit for the retail sales including outside display and the off-premises consumption of all alcohol in a PUD (2024-0971) district. The subject property is a currently vacant, and is 283 acres in size. The proposed development will be within Pod B of the PUD as per the site plan provided with the application. The PUD was rezoned for a large mixed-use development sought to permit commercial, industrial, residential and conservation uses. The proposed exception will service a Publix grocery store along with a Publix Liquor store located in the same plaza, but in separate units.

DEFINITION

According to Section 656.1601 of the Zoning Code, *exception* means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permissible in the zoning district as exceptions if specific provision for the exception is made in the Zoning Code and the uses are found by the Commission to be in conformity with the standards and criteria for granting the same contained in Section 656.131(c) thereof.

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:

(i) *Will the proposed use be consistent with the Comprehensive Plan?*

Yes. The approximately 283-acre subject site is located at 0 Pecan Park Road, at the northeast intersection of Pecan Park Road, a collector roadway, and I-95 Expressway, a FDOT interstate. The application site is also located within Planning District 6 (North), Council District 8, and is within both the Suburban Development Area (182 acres) and the Rural Development Area (101 acres).

The site is designated as Light Industrial (LI). Light Industrial (LI) is a category which provides for the location of industrial uses that are able to be performed in such a manner as to control the external effects of the process, such as smoke, noise, soot, dirt, vibration, odor, etc. Uses within this category, other than outside storage, shall be conducted within an enclosed building. Generally, light industrial uses involve materials that have previously been prepared, or raw materials that do not need refining. These uses do not create a noticeable amount of noise, dust, odor, smoke, glare or vibration outside of the building or on the site in which the activity takes place.

All public facilities and non-residential uses permitted in residential and commercial and use categories may also be permitted as secondary uses in the LI land use category. Therefore, the proposed exception for retail sales and service of all alcoholic beverages for on-premises and off-premises consumption and retail sales including outside display is consistent with the LI land use category.

Future Land Use Element

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.

The proposed use will be compatible with the neighboring properties and will not contribute to urban sprawl by allowing a use not compatible with the surrounding area. As such, the proposed use will be in compliance with Policy 1.1.22.

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is located in the Suburban Development Area and shall connect to City water and sewer.

Objective 6.3

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.

The subject property is located in an area designated for commercial/industrial uses and is surrounded by complementary zoning districts. The approval of this exception will not create a use out of character for the area but would instead allow for necessary development which will service a growing section of Jacksonville.

- (ii) ***Will the proposed use be compatible with the existing contiguous uses or zoning and compatible with the general character of the area, considering population density, design, scale, and orientation of structures to the area, property values, and existing similar uses or zoning?***

Yes. The proposed use will be compatible with the existing contiguous uses as retail sales are a permissible use by exception in the PUD. Staff finds the commercial nature of the proposed request will also not cause external zoning issues for neighboring properties. The area is located in a commercial corridor near the I-95, in which a grocery store along with a liquor store will be not only befitting of the area, but also necessary. Moreover, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LI	PUD (2024-0971)	Vacant Commercial
South	CGC	CCG-1	Gas Station/Vacant Commercial
East	CGC	PUD (2024-0971)	Vacant Commercial
West	CGC	CCG-1	Vacant Commercial

- (iii) *Will the proposed use have an environmental impact inconsistent with the health, safety, and welfare of the community?*

No, the Planning Department finds that the proposed use will not have a negative environmental impact on the health, safety, and welfare of the community. Moreover, the proposed development will still be held to all applicable federal, state, and local environmental regulations.

- (iv) *Will the proposed use have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the creation or generation of traffic inconsistent with the health, safety, and welfare of the community?*

No. In relation to surrounding property uses, while the proposed use will generate additional traffic than what is currently in the area, it will not be detrimental to parking conditions or general traffic.

- (v) *Will the proposed use have a detrimental effect on the future development of contiguous properties or the general area?*

No. The proposed use will not have a detrimental effect on the future development of contiguous properties or the general area. The property is a large vacant lot which will be a central commercial hub for all development in the future.

- (vi) *Will the proposed use result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses or zoning in the vicinity?*

No. Considering the low-intensity nature of the proposed use, granting approval for the zoning exception is unlikely to generate objectionable outcomes from neighboring tenants or properties. Furthermore, the proposed use will be located within an existing commercial and industrial PUD.

- (vii) *Will the proposed use overburden existing public services and facilities?*

No. The proposed use will not require additional services nor adversely affect existing public services and facilities.

- (viii) *Will the site be sufficiently accessible to permit entry onto the property for fire, police, rescue and other services?*

Yes. The site will be sufficiently accessible for emergency services via Pecan Park Road.

- (ix) *Will the proposed use be consistent with the definition of a zoning exception, and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such use set forth elsewhere in the Zoning Code, or otherwise adopted by the Planning Commission?*

Yes. The proposed exception will be consistent with the definition of a Zoning Exception and with the zoning classification standards found in the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 14th, 2025** by the Planning Department, the Notice of Public Hearing signs **were** posted.

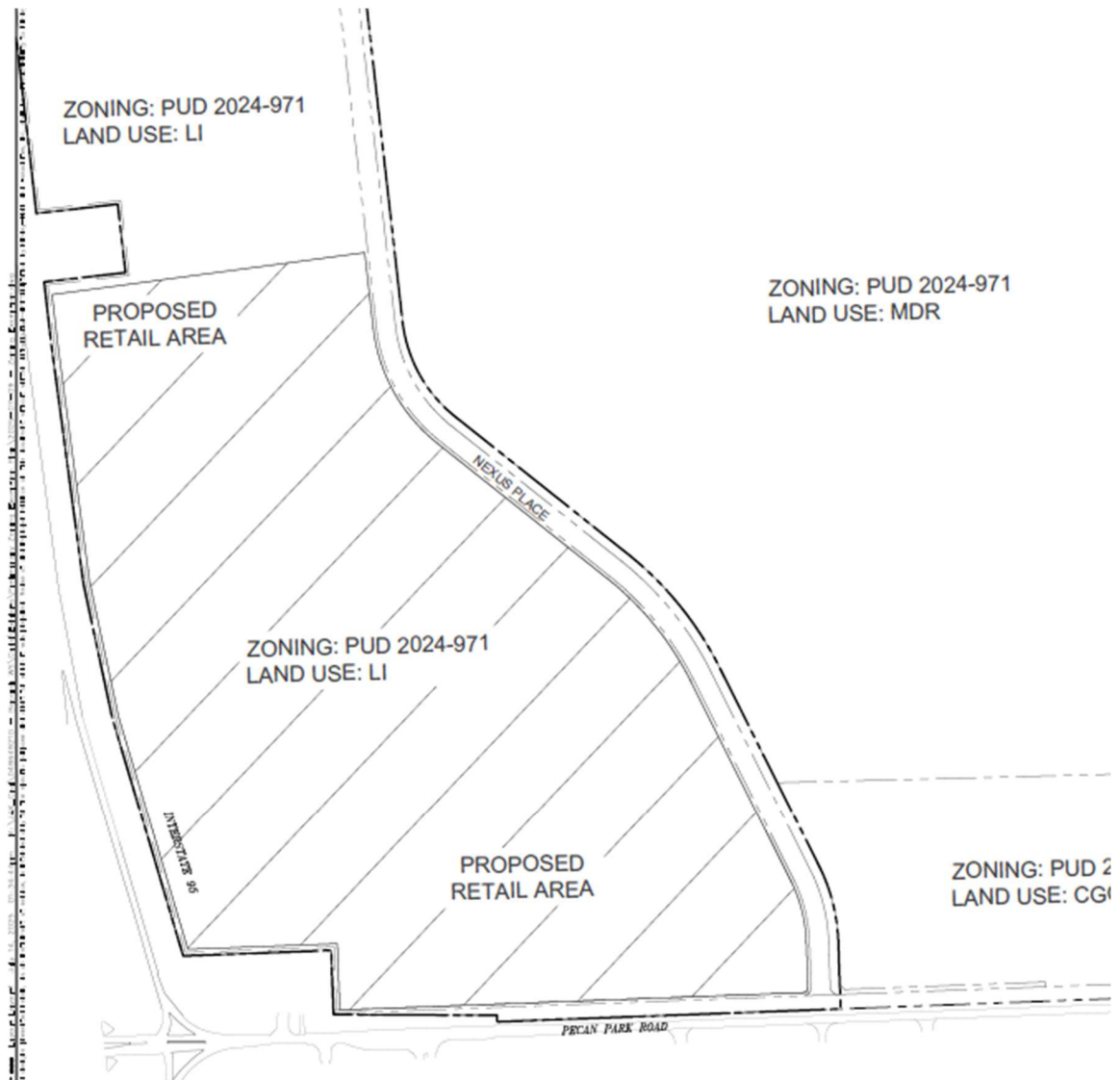


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Exception **2025-0763 (E-25-48)** be **APPROVED**.



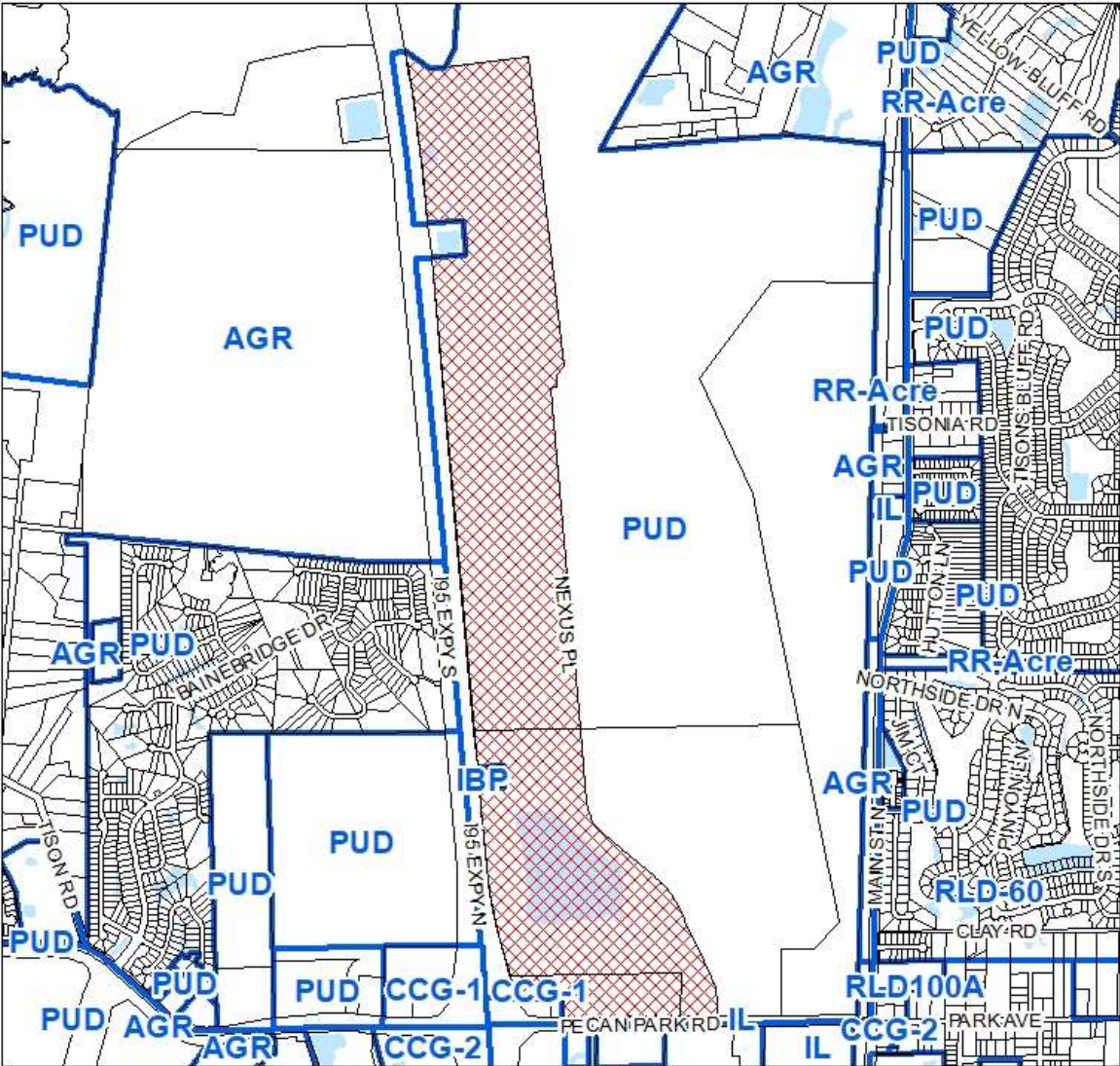
Aerial view of the subject site and parcel, facing north.



Aerial view of the subject site and parcel, facing north. Image taken from submitted Site Plan.



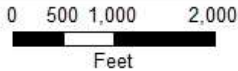
View of the property from the south.



REQUEST SOUGHT:

TO PERMIT “RETAIL USES WITH OUTDOOR DISPLAY” AND “SALES AND SERVICE OF ALL ALCOHOLIC BEVERAGES FOR EITHER OFF-PREMISES CONSUMPTION OR ON-PREMISES CONSUMPTION OR BOTH” FOR THE IL PORTION OF THE PUD

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2025-6434

EXHIBIT 2
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