

**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2026-0013 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 **2026-0013** to Planned Unit Development.

***Location:*** 0 Parete Road South, 0 Arnold Road; South of Gold Star Family Pkwy between Lannie Rd & International Airport Blvd

***Real Estate Numbers:*** 019589-0002 & 019619-0125 (Portion)

***Current Zoning District:*** Planned Unit Development (PUD) 2022-0387  
Planned Unit Development (PUD) 2009-0153

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

***Current Land Use Category:*** Low Density Residential (LDR) (497.52 acres)  
Light Industrial (LI) (10.90 acres)

***Proposed Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** 6-North

***Council District:*** District-8

***Applicant/Agent:*** Paul Harden, Esq.  
Law Office of Paul M. Harden  
1431 Riverplace Boulevard, Suite 901  
Jacksonville, FL 32207

***Owners:*** William and Rebecca Wright  
15873 Sisters Lake Road  
Jacksonville, FL 32218

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2026-0013** seeks to rezone approximately 508.42± acres of land from Planned Unit Development (PUD) 2022-0387/ Planned Unit Development (PUD) 2009-0153 to a new PUD. The rezoning to a new PUD is being sought to add an additional parcel which would allow access onto Gold Star Family Parkway. No other changes are requested from what currently is entitled under the existing PUD approved in 2022. The current PUD for the Property was approved by Ordinance 2022-0387 which permitted up to 1,000 single family residences.

The 10.90 acre parcel, which will serve as ingress and egress to Gold Family Star Parkway, is located within a Planned Unit Development (PUD) approved in 2009 for a total of 1,013 acres, known as the Baron Land Industrial Center PUD. The removal of this 10.90 acre portion will not affect the development potential of the remaining acreage under the 2009 PUD. PUD Ord. 2009-0153 was approved with the three conditions which are strictly related to the remaining 1002 acres and therefore the department does not recommend forwarding these conditions onto the new PUD.

There is a companion Land Use Amendment (2026-0012/L-6081-25C) to amend a portion of the land use category from Light Industrial (LI) (10.90 acres) to Low Density Residential.

### **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 508.42-acre subject site is located on the south side of Gold Star Family Parkway, between Kite Road and Lannie Road. According to the City's Functional Highway Classifications, Gold Star Family Parkway is a minor arterial roadway, Kite Road is a local roadway, and Lannie Road is a collector roadway. The site is located in Council District 8, Planning District 6 (North), within the Suburban Area. Currently, 497.52 acres of the subject site is located within the Low Density Residential (LDR) land use category, while 10.90 acres of the subject site is located within the Light Industrial (LI) land use category. The companion land use application, L-6081-25C pending concurrently with this rezoning, pursuant to Ordinance 2026-012, seeks to change the 10.90 acres of the subject property that is currently designated LI to LDR.

According to the Category Descriptions of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, Low Density Residential (LDR) in the Suburban Development Area is intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. New residential subdivisions in LDR should be designed in such a way as to reduce the number of Vehicle Miles Traveled, and cul-de-sacs should be avoided.

The maximum gross density for LDR in the Suburban Area shall be seven (7) units per acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density. The maximum gross density shall be two (2) units per acre and the minimum

lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be four (4) units per acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available. Based on the JEA availability letter, dated July 21, 2025, submitted with the application, the site appears to have access to public water and sewer services.

The uses and densities within the proposed PUD Written Description and Site Plan are consistent within the allowed uses and density requirements of the LDR category as identified in the 2045 Comprehensive Plan.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 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:

Development Area:

Urban Area (UA): The UA is the second tier Development Area and generally corresponds the densely developed portions of the City that have been in residential or with employment generating uses prior to consolidation. It also includes major corridors which connect the other Development Areas. Similar to the Urban Priority Area (UPA), the intent of the UA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development, but at moderate urban densities which are transit friendly. Also similar to the UPA, the UA is intended to support multi-modal transportation and the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is encouraged to employ urban development characteristics as further described in each land use plan category.

**Future Land Use Element (FLUE):**

**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 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.

**Policy 1.1.9**

Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the

underlying land use category or site-specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

#### AIRPORT ENVIRONMENT ZONE

The subject site is located within the 150-foot Height and Hazard Zone for Jacksonville International Airport. Zoning will limit development to a maximum height of 150', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

#### ***(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 categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). Furthermore, 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) above.

#### ***(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.

**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.**

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

This proposed Planned Unit Development intends to utilize the subject parcels for a residential community consisting of up to 1,000 single family homes. 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** The written description indicates that the project will be developed with 10 acres of active recreation space, which meets the required amount of open space in accordance with Section 656.420 of the Zoning Code and Policies 2.2.2 and 2.2.3 as applicable of the Recreation and Open Space Element of the 2045 Comprehensive Plan.

**The use of existing and proposed landscaping:** The development will comply with Part 12 of the Zoning Code unless otherwise approved by the Planning Department; provided, however, that the required perimeter landscaping and subdivision buffer may be placed within the required building setbacks and yard requirements.

**The treatment of pedestrian ways:** The Written Description describes the property will be developed with an internal sidewalk system on one side of the internal road facilitating ease of pedestrian access throughout the Property. The Department is forwarding a condition to clarify Pedestrian sidewalks shall be provided and consistent with Sec.654.133.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Gold Star Family Parkway, as shown on the Site Plan. The main access road may continue to the southwest to adjacent parcels. The design of the access point and internal roads as shown on the Site Plan may vary prior to development. Upon completion, the internal roads will be dedicated to the City.

Application was reviewed by the Traffic Reviewer in Development Services and the Transportation Division who issued the following comments:

- A traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).
- Paragraph III. (F) (Pedestrian Circulation) should be removed entirely and the developer shall build sidewalks consistent with current city code 654.133.

The subject site is approximately 508.42 acres and is located south of Gold Star Family Parkway, a minor arterial roadway. Gold Star Family Parkway between Pecan Park Road and Cemetery Parkway is currently operating at 18% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 17,920 (vpd) and average daily traffic of 3,166 vpd.

The applicant is requesting 1,000 single-family dwelling units (ITE Code 210) which could produce 9,090 daily trips.

**The use of topography, physical environment and other natural features:** The proposed development has large portions of the site which are located within existing wetlands and will remain undeveloped. Construction will be clustered outside of these wetlands in order to preserve the existing wetlands. Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.

**The variety and design of dwelling types:** The entire development will contain a maximum of 1,000 single-family that are at least 40 feet wide and 4,000 square feet.

#### *(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 development is located between Parete Road and Gold Star Family Parkway. Much of the surrounding area is vacant with the exception of the properties located west of the subject site, which are rural residential. The subject site will preserve the residential character of the area.

**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	AGR/LI	AGR/PUD 2009-0153	Vacant undeveloped
East	LI	PUD 2009-0153	Vacant undeveloped
South	PBF	PBF-3	JAA; Undeveloped
West	RR	RR-Acre	Single Family Residential

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

The proposed development is consistent with the LDR functional land use category.

**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. Additionally, in a memo provided by JEA, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal.

**School Capacity:** Based on the Development Standards for impact assessment, the 508.42± acre proposed PUD rezoning has a development potential of 1,000 single-family dwellings. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public

School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis  
PUD 2026-0013**

**Development Potential: 1,000 Residential Dwellings**

School Type	CSA	2025-26 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 1, 2, 7 & 8
Elementary	1	10,526	64%	110	67%	2,360	1,905
Middle	1	6,413	73%	45	78%	1,211	695
High	7	1,983	90%	70	70%	259	1,316
<b>Total New Students</b>				<b>225</b>			

*Total Student Generation Yield: 0.225*

*Elementary: 0.110*

*Middle: 0.045*

*High: 0.070*

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

**Public School Facilities Element**

**Policy 2.3.2**

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

**Policy 2.3.3**

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

**Objective 3.2**

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

**Policy 3.1.1**

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

**Supplemental School Information:**

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

Application Review Request: COJ PDD: Baseline Checklist Review Proposed Name: 2026-0013 Amended Wright Parcel PUD Requested By: Erin Abney Reviewed By: LeVonne Griggs Due: 1/14/2026 Analysis based on maximum dwelling units: 1,000						
SCHOOL	CSA <sup>1</sup>	STUDENTS GENERATED (Rounded) <sup>3</sup>	SCHOOL CAPACITY <sup>2</sup> (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2025/26)	% OCCUPIED	4 YEAR PROJECTION
Biscayne ES #269	1	110	667	812	122%	100%
Highlands MS #244	1	45	1148	567	49%	68%
First Coast HS #265	7	70	2207	1983	90%	91%
		225				

NOTES:

<sup>1</sup> Attendance school may not be in proposed development's Concurrency Service Area (CSA)

<sup>2</sup> Does not include ESE & room exclusions

<sup>3</sup> Student Distribution Rate

ES-.110

MS-.045

HS-.070

0.225

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (100,095) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.225.

**The amount and size of open spaces, plazas, common areas and recreation areas:** The project will be developed with 10 acres of active recreation space, which meets the required amount of open space in accordance with Section 656.420 of the Zoning Code and Policies 2.2.2 and 2.2.3 as applicable of the Recreation and Open Space Element of the 2045 Comprehensive Plan.

**The existence and treatment of any environment hazards to the proposed PUD property or surrounding lands:** Approximately 247.35 acres are located within category III wetlands. The

wetlands are isolated and spread out within the site. Larger concentrations of these wetlands are found on the border of the site. The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition, the wetland has no clear or significant impact on the City's waterways. Uses permitted are subject to the limitations of CCME Policy 4.1.6.

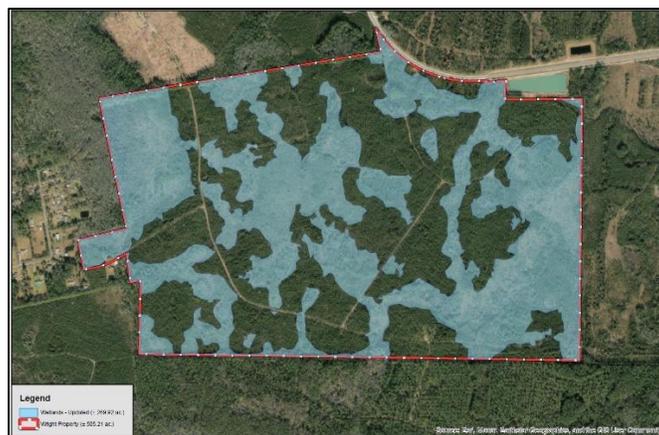
***(7) Usable open spaces plazas, recreation areas.***

The project will be developed with 10 acres of active recreation space, which meets the required amount of open space in accordance with Section 656.420 of the Zoning Code and Policies 2.2.2 and 2.2.3 as applicable of the Recreation and Open Space Element of the 2045 Comprehensive Plan.

***(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 confirmed the presence of wetlands on site. The PUD site plan appears to set aside many of the wetland areas as identified in the environmental assessment for conservation. Additionally, the PUD written description acknowledges that any development on site that may impact wetlands will be permitted pursuant to local, state and federal permitting requirements.

For more information regarding wetlands, please see the attached memo from Community Planning Division.



***(9) Listed species regulations***

The applicant submitted an Environmental Assessment Report for the Wright DF (Wright Property), dated July 21, 2025, for the determination of potential habitat for threatened or endangered wildlife species (on file with the Planning Department). According to the report the probability of presence of species is based on habitat derived from on site assessment and the Florida Department of Transportation "Florida Land Use Cover and Forms Classification System (FLUCFCS)". In addition, methodologies outlined in Florida's Fragile Wildlife (Wood, 2001);

Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FWC's) Gopher Tortoise Permitting Guidelines (April 2023); an assessment for listed floral and faunal species was conducted on site on July 10th, 2025 (Figure 6A). This assessment included both direct observations and indirect evidence, such as tracks, burrows, tree markings, and vocalizations which indicated the presence of species observed. The assessment focused on species that are listed by the FWC's Official Lists - Florida's Endangered and Threatened Species (December 2022) and listed species that have the potential to occur in Duval County.

***(10) Off-street parking including loading and unloading areas.***

Parking will be provided in accordance with the City's off-street parking and loading requirements as set forth in part 6 of the City of Jacksonville Zoning Code.

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

The Written Description describes the property will be developed with an internal sidewalk system on one side of the internal road facilitating ease of pedestrian access throughout the Property. The Department is forwarding a condition to clarify Pedestrian sidewalks shall be provided and consistent with Sec.654.133.

**SUPPLEMENTARY INFORMATION**

The applicant provided photo evidence and sign posting affidavit to the Planning Department on **November 26, 2025** that the Public Notice Signs had been posted on the property.



### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2026-0013** be **APPROVED** with the following exhibits:

- 1. The Original Legal Description dated October 1, 2025.**
- 2. The Original Written Description dated October 9, 2025.**
- 3. The Original Site Plan dated October 8, 2025.**

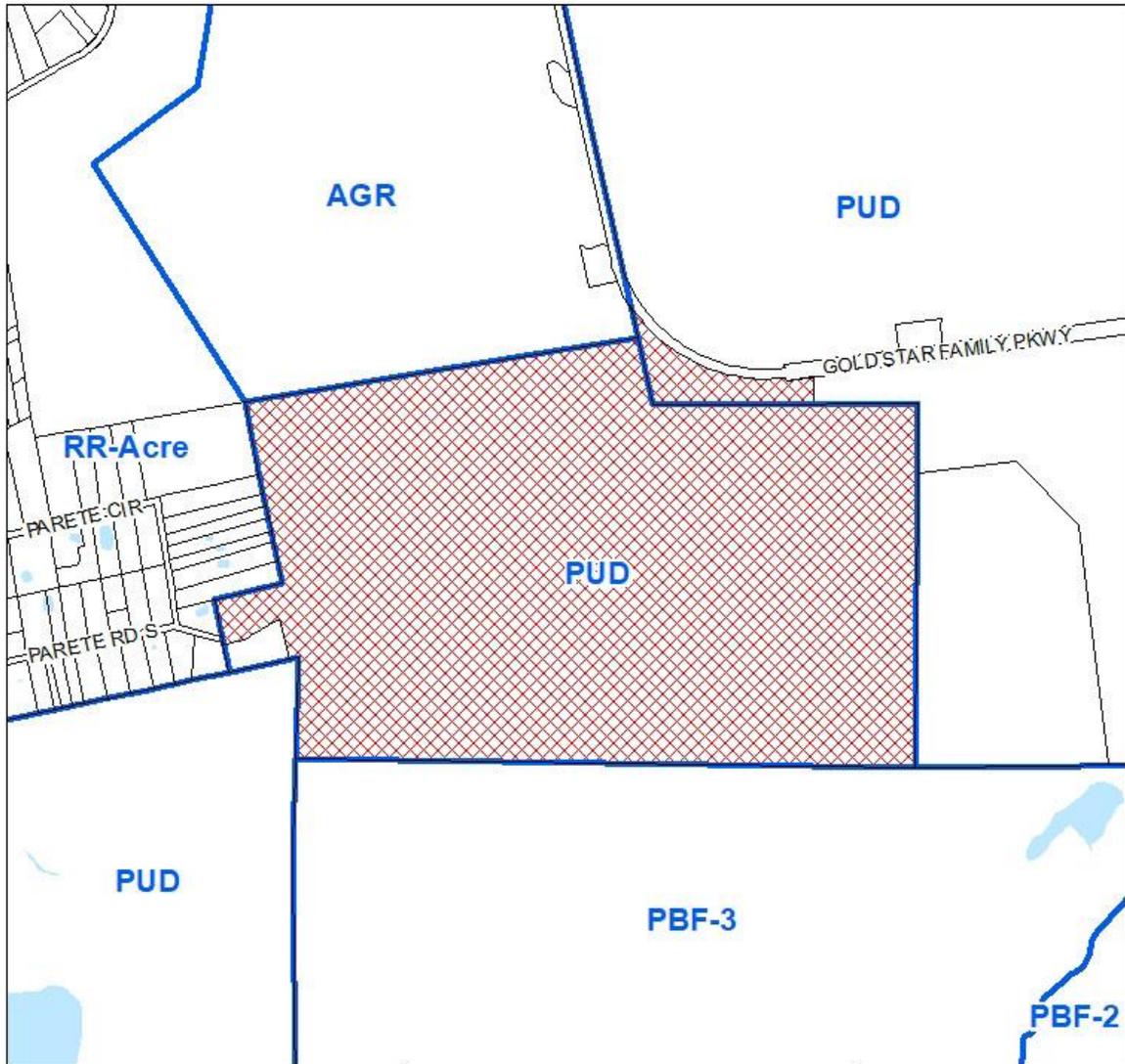
Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2026-0013** be **APPROVED** with **CONDITIONS**.

- 1. A traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).**
- 2. Sidewalks shall be provided and constructed consistent with Sec.654.133.**



**Aerial View of Subject Property**

*Source: JaxGIS Maps*



<p>REQUEST SOUGHT:</p> <p><b>FROM: PUD</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p> <p>A small map of the city showing various districts. A black dot is placed in the northern part of the city, indicating the location of the site shown in the main zoning map.</p>	<p>A compass rose with North (N), South (S), East (E), and West (W) directions. Below it is a scale bar marked 0, 500, 1,000, and 2,000 feet.</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2026-0013</p>	<p>TRACKING NUMBER</p> <p>T-2025-6613</p>	<p>COUNCIL DISTRICT:</p> <p>8</p> <p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>