



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 23, 2025

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.: 2024-0971      Application for: Bacardi Mixed-Use 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 w/ Conditions**

Planning Commission Recommendation: **Approve w/ Conditions**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated October 16, 2023
2. The Original Written Description dated March 20, 2024
3. The Original Site Plan dated March, 2024

Planning Commission Conditions:

1. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).
2. Individual developments inside of this PUD shall be required to provide additional traffic studies as directed by The City of Jacksonville Traffic Engineering Division and the Planning and Development Department.

Planning Department Conditions:

1. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).
2. Individual developments inside of this PUD shall be required to provide additional traffic studies as directed by The City of Jacksonville Traffic Engineering Division and the Planning and Development Department.

Planning Commission Commentary: There was one speaker who had concerns about drainage and appropriate buffering along the northern of the project adjacent to existing residential. The applicant explained drainage and any wetland impacts will be reviewed through appropriate agencies during civil plan review and a 50-foot buffer would be maintained along the northern boundary adjacent to the existing residential lots. There was little discussion amongst the commissioners.

Planning Commission Vote: **8-0**

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	Aye
Ali Marar	Aye

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 2024-0971 TO**  
**PLANNED UNIT DEVELOPMENT**

**JANUARY 23, 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 **2024-0971** to Planned Unit Development.

***Location:*** 0 Main Street North, 0 Pecan Park Road  
Between Interstate 95 and Main Street and North of Pecan Park Road

***Real Estate Numbers:*** 108113 0005; 108113 0300; 108117 0005; 108125 0000

***Current Zoning Districts:*** Industrial Light (IL)  
Planned Unit Development (PUD 2008-247-E)  
Planned Unit Development (PUD 2009-536-E)

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

***Current Land Use Category:*** Multi-Use (MU)  
Light Industrial (LI)

***Proposed Land Use Category:*** Light Industrial (LI)  
Community/General Commercial (CGC)  
Conservation (CSV)  
Low Density Residential (LDR)  
Medium Density Residential (MDR)

***Planning District:*** District 6 – North

***Council District:*** District 8

***Owner:*** Rum East, LLC, Rum East A, LLC, Rum East B, LLC,  
Rum East C, LLC, Rum East D, LLC, Rum East E, LLC,  
Rum East F, LLC, Rum East G, LLC, Rum East H, LLC,  
Rum East I, LLC, Pecan Park Rail, LLC, Pecpar, LLC,  
Pecpar-A, LLC, Pecpar-B, LLC, Pecpar-C, LLC,  
Pecpar-D, LLC, Pecpar-E, LLC  
7978 Cooper Creek Boulevard, Suite 100  
University Park, FL 34201

***Applicant/Agent:***

Blair Knighting  
Kimley Horn and Associates, Inc.  
12740 Gran Bay Parkway West, Suite 2350  
Jacksonville, FL 32258

***Staff Recommendation:***

**APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2024-0971** seeks to rezone approximately 1,003.91± acres of land from Industrial Light (IL), Planned Unit Development (PUD 2008-247-E), and Planned Unit Development (PUD 2009-536-E) to a Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for a large scale mixed-use development that includes commercial, industrial, single and multi-family residential neighborhoods, and conservation.

There is a companion Land Use Amendment, **2024-0970 (L-5886-23A)**. The proposed LUA is for 1,003.90± acres from Multi Use (MU) pursuant to FLUE SSP 4.3.15 and Light Industrial (LI) to Conservation (CSV), Light Industrial (LI), Community/General Commercial (CGC), Medium Density Residential (MDR), and Low Density Residential (LDR).

**PUD Ord. 2008-247-E was approved with the following conditions:**

- a) Development shall proceed in accordance with the Development Services Division Memorandum dated March 10, 2008, and the Transportation Planning Section Memorandum dated March 24, 2008, or as otherwise approved by the Planning and Development Department.
- b) The developer shall submit a traffic impact study to the Planning and Development Department and the Florida Department of Transportation for review and approval, and project identified in the traffic impact study shall be completed prior to issuance of any building permit.
- c) The developer shall provide two future access points to the parcel located at the northeast quadrant of Pecan Park Road and US-17.

**PUD Ord. 2009-0536-E was approved with the following conditions:**

- a) Development shall proceed in accordance with the Development Services Division Memorandum dated July 22, 2009, and the Transportation Planning Section Memorandum dated July 24, 2009, or as otherwise approved by the Planning and Development Department.
- b) Identity monument signs shall be limited to two signs along Pecan Park Road and two signs along Main Street. The two signs on Main Street shall be located on the parcel that directly fronts Main Street. Each signs shall be limited to 200 square feet in area and 20 feet in height. Signs shall be separated by at least 200 feet. One additional 50-square-foot, 12 foot-high directional monument sign may be permitted at the access parcel along Main Street.

- c) Wall signs shall comply with Part 13 of the zoning code and may also be oriented toward Main Street.
- d) Wall signage oriented toward Main Street shall be designed and installed so as to prevent glare or excessive light on adjacent residential properties.

**The Planning & Development Department has reviewed the conditions of the enacted ordinances and forwards the following comments:**

1. The Department does not recommend forwarding the above listed conditions due to new conditions being issued regarding traffic studies. Staff has noted that per the submitted written description, signage will meet Part 13 of the zoning code, with two additional monument signs along Pecan Park Road, therefore meeting the above proposed conditions on the previous PUD.

**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 located in the Multi-Use (MU) pursuant to FLU SSP 4.3.15 and Light Industrial (LI). However, there is a companion Application for Large-Scale Land Use Amendment to the Future Land Use Map Series (**L-5886-23A**) that seeks to amend the site to Conservation (CSV), Light Industrial (LI), Community/General Commercial (CGC), Medium Density Residential (MDR), and Low Density Residential (LDR).

The approximately 1,003.9-acre subject site is undeveloped land located in the North Planning District and within the boundaries of Council District 8. The site is located at 0 Pecan Park Road, a collector road, and 0 Main Street North (US 17), an FDOT Principal Arterial. The site is between Interstate 95 and Main Street North. The subject property is located within the Suburban and Rural Development Areas.

There is a companion amendment to the Future Land Use Map series (FLUMs) from Multi Use (MU) pursuant to FLUE SSP 4.3.15 and Light Industrial (LI) in the Suburban and Rural Areas to Low Density Residential (LDR), Medium Density Residential (MDR), Community General Commercial (CGC), Light Industrial (LI), and Conservation (CSV) in the Suburban Area, extending the Suburban Development Area boundary to cover the entire site. The companion land use amendment, Ordinance 2024-0970 is pending concurrently with this application.

**The uses listed in the PUD written description are allowed in the LDR, MDR, CGC, LI, and CSV land use categories, respective to the geographic extent of each amended portion of the subject site. The residential densities as outlined in the written description are 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:

**Future Land Use Element:**

**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. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection, and access to healthy food

**Objective 1.2** Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

**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.

## **Airport Environment Zones**

### **Height Restriction:**

The site is located within the 300-foot and 150-foot Height and Hazard Zone for Jacksonville International Airport. Zoning will limit development to a maximum height of 300 or 150 feet, respectively, 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).

### **Airport Notice Zone**

The site is also located in a Civilian Influence Zone for Jacksonville International Airport. These zones encompass all lands within the 60-64.99 DNL noise contour range, also known as Airport Notice Zones within the Land Development Regulations, as well as the 65-74.99 and 75 and greater DNL noise contour ranges. They apply to Jacksonville International Airport, Herlong Recreational Airport, Jacksonville Executive at Craig Airport and Cecil Airport and are depicted on the Military and Civilian Influence Zones Map. Execution of an Airport Notice Zone Acknowledgement for properties located within these zones is required pursuant to Section 656.1010, Ordinance Code.

### **Airport Noise Zone**

A portion of the amendment site is located within the 60 decibel Day-Night Sound Level (DNL) zone for Jacksonville International Airport. Future Land Use Element Policy 2.6.9 and 2.6.13 includes requirements related to density, use, and noise level reduction in construction for sites within this noise zone.

### ***(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 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): Multi Use (MU) pursuant to FLUE SSP 4.3.15 and Light Industrial (LI). There is a companion Application for Large-Scale Land Use Amendment to the Future Land use Map Series **2024-0970 (L-5886-23A)** that seeks to

amend 1,003.90± acres to Conservation (CSV), Light Industrial (LI), Community/General Commercial (CGC), Medium Density Residential (MDR), and Low Density Residential (LDR). 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) prior to development approvals.

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

This proposed Planned Unit Development request to permit the development of a mixed-use development incorporating residential, commercial, industrial, and conservation/recreation. 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** PODs A and B do not include residential uses. As such, recreational area is not required. However, per Chapter 656 requirements for maximum impervious surface ratio, there will be a minimum of 15% of open space provided within PODs A and B of the PUD. PODs C & D will provide recreation and open space in compliance with Section 656.420 of the City of Jacksonville's Land Development Code. Due to the large amount of wetlands on-site, it is anticipated that there will be numerous open space areas within both POD C and D. Up to 250 single-family lots can be platted, developed, and occupied without active recreation. Prior to final plat approval for the 250th lot, either an active recreation amenity must be under construction, a performance/construction bond in a form acceptable to the City shall be provided, or the platted lots will be served by other active recreation areas at the above minimum required ratios as application to the type of residential units. POD E will provide designation conservation and open space, including but not limited to stormwater (retention and detention) ponds, passive recreation, active recreation, and similar uses.

**The use of existing and proposed landscaping:** The Property shall be developed in accordance with Part 12 (Landscape Regulations) of the Zoning Code, except for the internal tree requirement in any "fleet parking area". The fleet parking areas will be exempt from Section 656.1214(c)(2). The non-residential PODs (A & B) portions of the property shall provide an uncomplimentary



buffer, consistent with Section 656.1216 LDC, from the other PODs in the project area.

Due to the commercial nature of POD A, and the provision of a mix of uses in this PUD, the five (5) foot perimeter landscape buffer requirements for adjacent commercial parcels in land Development Code Section 656.1215 is not required.

“FireWise”

Residents adjacent to forested lands will be encouraged to maintain landscaping to prevent the accumulation of flammable planting or debris near homes. Acknowledgements will be requested of homeowners adjacent to the Timucuan Ecological and Historic Preserve where controlled burning may occur.

1. Buffer Adjacent to Nexus Place.

A minimum fifty (50) foot buffer shall be maintained on either side of Nexus Place where Nexus Place is between the industrial and residential uses. This buffer will provide adequate visual and spatial buffering between the residential, industrial, and commercial uses. The roadway buffer may include natural or planted vegetation, as well as undisturbed natural buffers such as a ravine, wetlands, etc.

2. Buffer Adjacent to National Park Service Land.

A minimum 150 feet undisturbed buffer shall be maintained where any conservation or future residential development abuts National Park Service lands (NPS Lands). No access or improvements are permitted within the 150 foot buffer except for stormwater outfall structures as may be permitted by the St. Johns River Water Management District and normal activities related to forestry and land management.

3. Buffer Adjacent to Northeast Single-Family Residential.

Just as required by the previous PUD, this PUD will continue to require that a minimum fifty (50) foot buffer shall be maintained along the northeast property line adjacent to the existing single-family residential uses.

**Traffic and pedestrian circulation patterns:** The subject site is approximately 1009.0 acres and is located north of Pecan Park Road, a collector roadway, east of Interstate 95 (I-95), an FDOT Interstate roadway, and west of Main Street N (US-1), a FDOT principal arterial roadway. Pecan Park Rd between I-95 and Main St N is currently operating at 94% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 17,360 (vpd) and average daily traffic of 16,354 vpd. Main Street N between Pecan Park Rd and Yellow Bluff Rd is currently operating at 80% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 22,400 (vpd) and average daily traffic of 18,000 vpd.

The applicant requests 300,000 SF of Commercial (ITE Code 820), 3,000,000 SF of Light Industrial (ITE Code 110), 1,100 Single Family Dwelling Units (ITE Code 210), and 550 Multi-Family Dwelling Units (ITE Code 220), which could produce 34,130 daily trips.

The application was also routed to the City’s Traffic Engineering and the following were

comments received:

- A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).
- Individual developments inside of this PUD may be required to provide additional traffic studies as directed by The City of Jacksonville Traffic Engineering Division and the Planning and Development Department.
- The cross section of any road proposed to be dedicated to the City of Jacksonville shall match the appropriate context cross section in the Land Development Procedures Manual Volume 3: Standard Details, Plates P-114-129, or as otherwise approved by the Transportation Planning Division.

The application was routed to the Florida Department of Transportation and the following were comments received:

- Access to the site will only be provided by Pecan Park Road. Should a future connection be proposed from I-95 or US-17, the applicant will need to reach out to the FDOT Permits Office.
- FDOT has programmed capacity improvements in the vicinity of the project site. I-95 (SR9) from Owens Rd to Nassau C/L resurfacing, scheduled for completion in 2029 (FPID #: 213209-2). I-95 (SR9) over Nassau River Bridges #720218 & #720336, scheduled for completion in 2026 (FPID #: 439201-1). SR5 (US17) from North of Broward River to the Nassau C/L resurfacing, scheduled for completion in 2026 (FPID #: 209573-3).
- As requested in associated Comprehensive Plan Amendment 24-03ESR, FDOT requests the applicant conduct a Multimodal Transportation Impact Analysis to ensure that state facilities continue to operate at the appropriate level of service. The applicant should continue to analyze trip distribution at the PUD level to ensure roadways meet Level of Service (LOS) standards.

**The use and variety of building groupings:** The proposed development is separated into five pods that permit either industrial, commercial, residential, or conservation.

- Pod A: permits a maximum of 300,000 square feet of commercial space.
- Pod B: permits a maximum of 3,000,000 square feet of industrial space.
- Pod C & D: permits a maximum of 1,650 residential units.
- Pod E: permits approximately 28.74 acres of conservation.

**The variety and design of dwelling types:** Cumulatively, the entire development will contain a maximum of 1,650 residential units in the form of single-family, multi-family, and townhomes.

**Compatible relationship between land uses in a mixed-use project:** The site will be developed with a variety of uses including residential, commercial, industrial, and conservation/recreation. Buffers will be provided between the proposed industrial uses and residential uses, and between the proposed development and wetlands to the north.

#### ***(5) External Compatibility***

Based on the written description of the intended plan of 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 located approximately 2.6 miles northeast from Jacksonville International Airport and Runway 8/26. The parcels (RE# 108113-005, 108117-0005, 108125-0000, 108113-0300) fall within the 60 DNL noise contour of JAX’s primary runway 08/26. The FAA does not consider the 60 DNL to be significantly impacted, aircraft noise is present and may be an annoyance to noise sensitive land uses.

The FAA requires all airports to protect approach, departure, and circling airspace up to five miles from the air operations area. The parcels fall within these Airport FAR Part 77 Surfaces. Development heights should remain below these surfaces to prevent creating an airspace obstruction for existing and future airfield configuration. Airport staff are available to discuss Part 77 limitations in further detail.

A 7460-1 Notice of Proposed Construction form should be submitted through the FAA’s website at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> prior to construction. The FAA will conduct an airspace analysis to determine if the final structures or construction activities, such as the use of a crane, will interfere with flight operations. A Notice to Airmen may be required during construction, and obstructions must be marked and lighted appropriately.

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

Adjacent Property	Land Category	Use	Zoning District	Current Use
North	AGR		AGR	Single-family dwellings, wetlands
South	LI, CGC		IL, CCG-1, CCG-2	Warehouse, gas station
East	AGR, LI, LDR		AGR, IL, RLD-60	CSX rail line, offices, single-family dwellings
West	AGR, LDR, CGC		AGR, PUD 2003-1218-E, PUD 2018-285-E, CCG-1	Vacant, single-family dwellings

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

The proposed development would be consistent with the proposed LI, CGC, CSV, LDR, and MDR land use categories, and allow for a mixed-use development incorporating a variety of residential, commercial, and industrial uses. 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:**

According to the applicant, the site will utilize JEA for water, sewer, and electricity.

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

PODs A and B do not include residential uses. As such, recreational area is not required. However, per Chapter 656 requirements for maximum impervious surface ratio, there will be a minimum of 15% of open space provided within PODs A and B of the PUD.

PODs C & D will provide recreation and open space in compliance with Section 656.420 of the City of Jacksonville's Land Development Code. Due to the large amount of wetlands on-site, it is anticipated that there will be numerous open space areas within both POD C and D. Up to 250 single-family lots can be platted, developed, and occupied without active recreation. Prior to final plat approval for the 250th lot, either an active recreation amenity must be under construction, a performance/construction bond in a form acceptable to the City shall be provided, or the platted lots will be served by other active recreation areas at the above minimum required ratios as application to the type of residential units.

POD E will provide designation conservation and open space, including but not limited to stormwater (retention and detention) ponds, passive recreation, active recreation, and similar uses.

***(8) Impact on wetlands***

Review of City's GIS data and the Florida Land Classification System (FLCCS) map provided by the applicant's Wildlife Assessment Reports (April 2020 and March 2022) indicates the potential existence of wetlands on the subject site and as such, indicates the location, size, quality, and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

**Wetlands Characteristics:**

Approximate Size: 475.07 acres of wetlands and in addition there are 24.82 acres of open water (lake) and streams (ditches).

General Location(s): The wetlands are scattered throughout the proposed site.

Quality/Functional Value: The wetlands have a medium to high functional value for water filtration attenuation and stormwater capacity. Some of these wetlands are located are isolated pockets and not associated with flood zones. Some wetlands are associated in the AE and 0.2 Percent Flood Hazard Area located at the northern section of the property but do not have a direct impact to the City's waterways. The soils of these wetlands are depressional and if flooded in some areas the floodwaters do not drain back into the creek

but dissipate by percolation into the soil and high water table.

Some of the wetlands are Cypress Swamps (26.61 acres) located throughout the property. They are unique to the other wetlands because of the vegetation and are natural stormwater retention basins due to their depressional topography. Because of that characteristic and its high water filtration attenuation, the cypress swamps have a high functional value.

Wetland Category:	Category III
Consistency of Permitted Uses:	Uses permitted subject to the limitations of CCME Policies 4.1.3 and 4.1.6.
Environmental Resource Permit (ERP):	Permit #114401-7 was issued by the St. Johns River Water Management District as a formal determination of these wetland boundaries.
Wetlands Impact:	None anticipated at this time. However, impacts for road access and site development are expected.
Associated Impacts:	Some wetland areas coincide with the AE Food Zone, the 0.2 Percent Chance Hazard Area, Coastal High Hazard Area and the Adaptation Action Area (AAA) while others do not.
Relevant Policies:	CCME Policies 4.1.3 and 4.1.6

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.

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

The applicant submitted a listed wildlife species survey for the Industrial Warehouse Project, April 2020 and the Bacardi Mixed-Use Project, March 2022 (on file with the Planning and Development Department). According to the reports, evaluation of wildlife habitat was based on the USDA Soils Survey of Duval County, the City's GIS database, the Florida Land Use Code Classification System (FLUCCS), the Federal and State Wildlife Database and traversing habitat types of the application site. Wildlife habitat analysis was geared toward species such as the Gopher Tortoise, Eastern Indigo Snake, Bald Eagle, Wood Stork, Wading Birds, Red-Cockaded Woodpecker and Listed Shorebirds. If a USACE, SJRWMD, FDEP and/or local government

permits are required for the project, USFWS and/or FWC may be notified and allowed to comment on listed species with the potential to occur on the subject property. During this comment period, additional information may be requested from the applicant to document whether the project proposes to impact any potentially occurring listed wildlife species. This request for additional information may take the form of informal correspondence or formal consultation. The species that are most likely to trigger a request for additional information will depend on the nature of the work being proposed. The listed various upland and wetland habitat communities found on-site and the potential wildlife species that may utilize those habitats. Development of portions of the site for industrial, commercial, and residential will alter and impact the existing various habitat communities; to what extent, it is presently not known.

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

Parking will be provided in accordance with Part 6 of the City's Zoning Code with additional regulations superseding these requirements. These regulations include:

- a) POD B is anticipated to have industrial uses and therefore this PUD requests to eliminate the maximum off-street parking requirement as stated in LDC Section 656.604, "maximum number of off-street parking spaces permitted for any use shall be the minimum required plus 20 percent of the required spaces for parking lots with less than 100 spaces, or ten percent of the required spaces for parking lots with more than 100 spaces." POD B includes warehouse facilities which will be used to store goods temporarily until they are loaded onto other vehicles for distribution. The removal of the maximum off-street parking requirement will not have a negative impact on the surrounding area and, in fact, will be consistent with many similar warehouse uses within the surrounding area.
- b) Commercial and industrial uses shall not be subject to the Parking Lot Landscape Matrix Figure B in Part 6 of the City's Zoning Code, and parking lots with 200 or more spaces shall not be required to provide a landscaped pedestrian connection from the parking lot to the entrance(s) of the buildings being served.
- c) POD D is anticipated to include multi-family residential uses. A parking ratio of 1.5 for multi-family uses is requested to better align with the Institute of Transportation Engineer's (ITE) studied ratio for mid-rise multi-family land use category.
- d) A minimum of two (2) loading spaces per apartment or condominium building shall be provided. This parking ratio is not applicable to single-family for rent units.
- e) Bicycle parking for multi-family residential uses shall be provided at a minimum of 2% of the minimum required off-street vehicular parking.
- f) Shared parking is permitted to satisfy parking required for multiple uses subject to the review and approval of the Planning and Development Department.
- g) Valet parking is permitted to satisfy parking requirement when provided within 1,000 feet of the business(es) being served.

- h) Currently, the parking requirements for personal property storage facilities fall under the industrial warehouse parking requirements which is not an appropriate parking ratio for these uses. This PUD requests to reduce the parking ratio for personal property storage facilities from one (1) space per 2,000 square feet to four (4) spaces per 300 units, which is a ratio supported by ITE.

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

Per the submitted site plan, pedestrian access will be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan. The internal sidewalks throughout the site will connect with the external sidewalk system for pedestrian access within and throughout the development and surrounding areas. In addition, pedestrian, bicycle, and golf carts paths may be provided along collector roadways to connect residential areas to the commercial and amenity areas within the community. A bicycle or multi-modal path will be provided along the eastern north/south spine road (name to be determined).

The following are comments received from the Transportation Planning Division:

- 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 by the Planning and Development Department on **January 16, 2025**, 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 **2024-0971** be **APPROVED with the following exhibits:**

- 1. The original legal description dated October 16, 2023**
- 2. The original written description dated March 20, 2024**
- 3. The original site plan dated March, 2024**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0971** be **APPROVED WITH the following CONDITIONS:**

- 1. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).**
- 2. Individual developments inside of this PUD shall be required to provide additional traffic studies as directed by The City of Jacksonville Traffic Engineering Division and the Planning and Development Department.**





*Source: Planning and Development Department, 1/16/2025*  
**Aerial view of the subject property, facing north.**



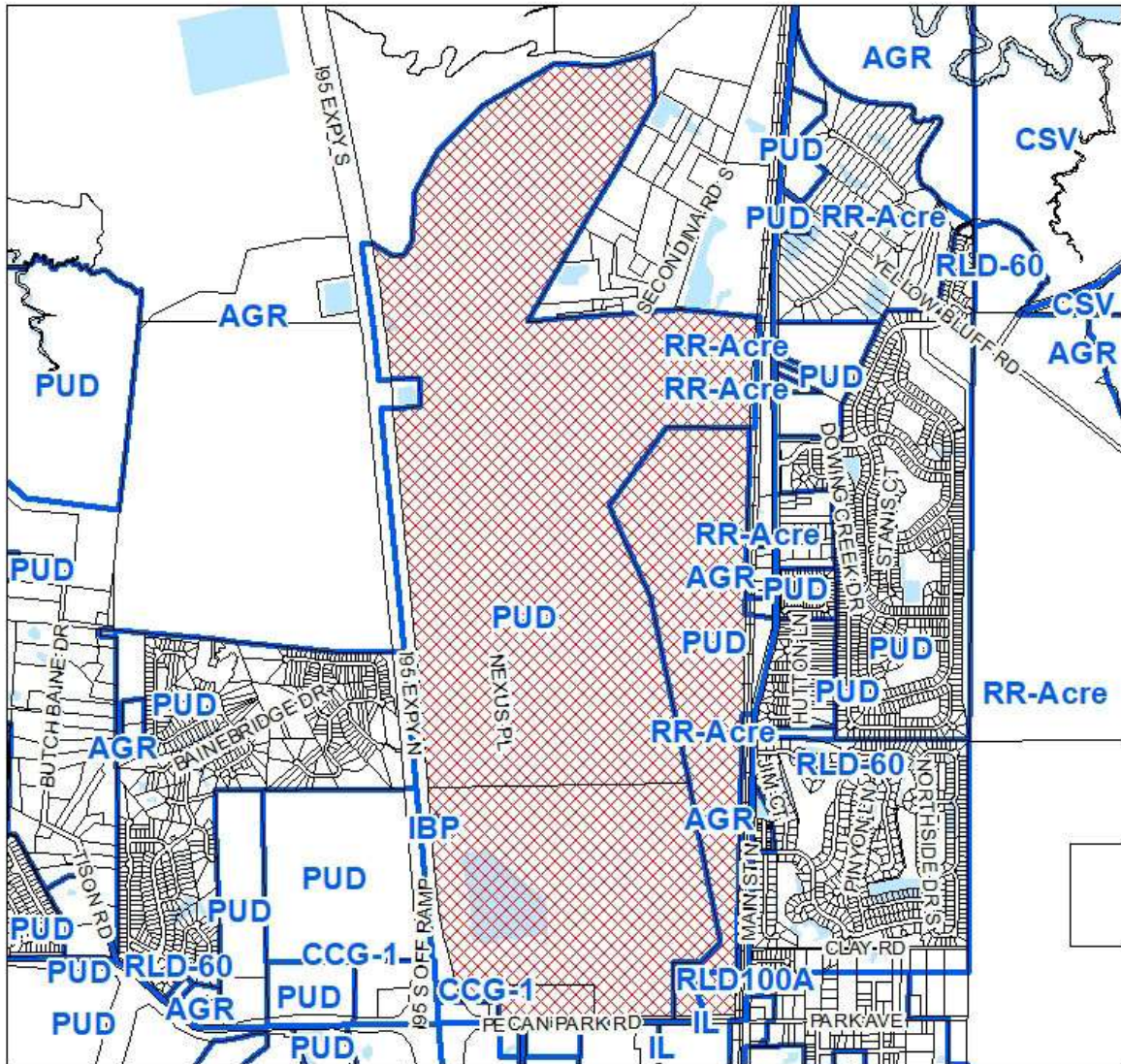
*Source: Planning and Development Department, 1/16/2025*

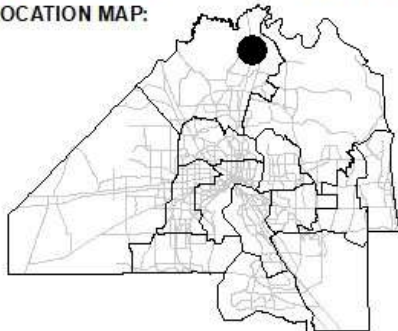
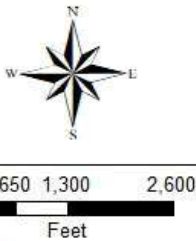
**View of the subject property from Pecan Park Road.**



*Source: Planning and Development Department, 1/16/2025*

**View of the subject property from Pecan Park Road.**



<p>REQUEST SOUGHT:</p> <p><b>FROM: PUD &amp; IL</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p><b>8</b></p>
<p>ORDINANCE NUMBER</p> <p><b>ORD-2024-0971</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2023-5257</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>