

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING EXCEPTION E-23-88 (2024-0021)

FEBRUARY 8, 2024

Location: 13333, 13401, 0 Lanier Road

Real Estate Number(s): 106445-0000, 106446-0010, 106446-0050

Zoning Exception Sought: Government use structure containing more than 40,000 square feet

Current Zoning District: Public Building and Facilities-1 (PBF-1)

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 6 – North

Council District: District 2

Applicant: William Gallup
Duval County Public Schools
1701 Prudential Drive
Jacksonville, Florida 32207

Owner: Dana Kriznar
Duval County Public Schools
1701 Prudential Drive
Jacksonville, Florida 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

The application for Zoning Exception **E-23-88 (2024-0021)** seeks an exception for a new government structure – new public school – containing more than 40,000 square feet. The subject site is located along Lanier Road in north Jacksonville. The three properties are combined to be 36.06± acres. There is a companion Rezoning application (**2024-0020**) for the property located at 13401 Lanier Road to rezone from Residential Low Density-100A (RLD-100A) and Planned Unit Development (PUD) to Public Building and Facilities-1 (PBF-1).

The subject site has a single-family dwelling and within the Public Building and Facilities-1 (PBF-1) zoning district. The Zoning District of Public Building and Facilities-1 (PBF-1) allows for any

lawful government use by right but structures exceeding 40,000 square feet must seek a Zoning Exception. The size of the new public school will be 95,109 square feet – 874 student stations. The current public school is 39,808 square feet with sixteen portables totaling 13,824 square feet – 942 student stations. If the exception and rezoning applications are approved, the current school will be demolished for the proposed larger public school.

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) *Zoning exception* of the Zoning Code, the 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 be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto?*

Yes. The 36.06-acre site is located on the east side of Lanier Road between Scarborough Road and Kitler Road, all local roads. The site is within the Low Density Residential (LDR) and Public Buildings and Facilities (PBF) land use categories, Public Buildings and Facilities -1 (PBF-1), Residential Low Density-100A (RLD-100A), and Planned Unit Development (PUD) zoning districts, and the Suburban Development Area. The property is in Council District 2 and Planning District 6.

Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category.

Public Buildings and Facilities (PBF) is a broad land use category that is intended to accommodate major public use or community service activities. Siting public/semi-public facilities that are allowed in commercial, light and heavy industrial, residential and institutional categories as supporting uses will not require plan amendment. Some major uses, however, because of their scale and potential community impacts, may only be sited in this plan category.

Schools are a principal use in the PBF land use category and a secondary use in the LDR land use category. The proposed exception is consistent with the LDR and PBF land use categories.

Future Lane Use Element (FLUE):

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 1.1.22

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.

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.

- (ii) *Will 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?*

The increased size of the public school, above 40,000 square feet, will be compatible with the surrounding area. The structure will be built within the required setbacks. The increase in structure size is needed due to the population density of the surrounding area and the need to accommodate the growing student population. The following land use categories, zoning districts, and current uses are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LDR	RLD-100A/RR-Acre	Single Family Dwellings
East	LDR	RR-Acre	Vacant
South	LDR	RR-Acre	Single Family Dwellings/Vacant
West	LDR	RLD-100A	Single Family Dwellings

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

No. Staff does not find that the proposed size of the public school will have an environmental impact inconsistent with the health, safety, and welfare of the community.

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

No, it is not anticipated for the increased size of the structure to have any effect on the vehicular or pedestrian traffic. Staff also finds that the increased size of the structure will not result in the generation of additional traffic. There will be ample parking spaces on the site and directional arrows on the roadways to show the movement of traffic. Additionally, there will be ADA curbs and ramps with sidewalks throughout the property. This structure is proposed to replace the current school and will improve traffic flow on and off the property.

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

No, the proposed increase in size of the structure will not have any effect on the future development of properties in the area. East of the subject property is undeveloped and zoned Residential Rural-Acre (RR-Acre). This would permit one single family dwelling on one-acre properties. West of the subject property is zoned Residential Low Density-100A, which permits on dwelling every half-acre property; this area is also fully developed.

- (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, it is not expected for the increase in the size of the structure to result in the creation of noise, lights, vibrations, fumes, odors or physical activity. There is a public school already in operation just south of the subject property. The need for this exception is to construct a larger public school next to the current school and if approved, the current Sheffield Elementary public school will no longer be in use.

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

No, the proposed increase in size of the structure will not overburden existing public services and facilities. The property will be serviced by JEA.

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

Yes, the proposed structure will have an ingress and egress on Lanier Road, which will provide sufficient access for fire, police, rescue, and other services.

- (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, it is the opinion of the Planning and Development Department that the proposed exception will be consistent with the definition of a zoning exception. The proposed increased size of the structure meets the standards and criteria for the PBF-1 zoning district, including all other requirements set forth in the Zoning Code.

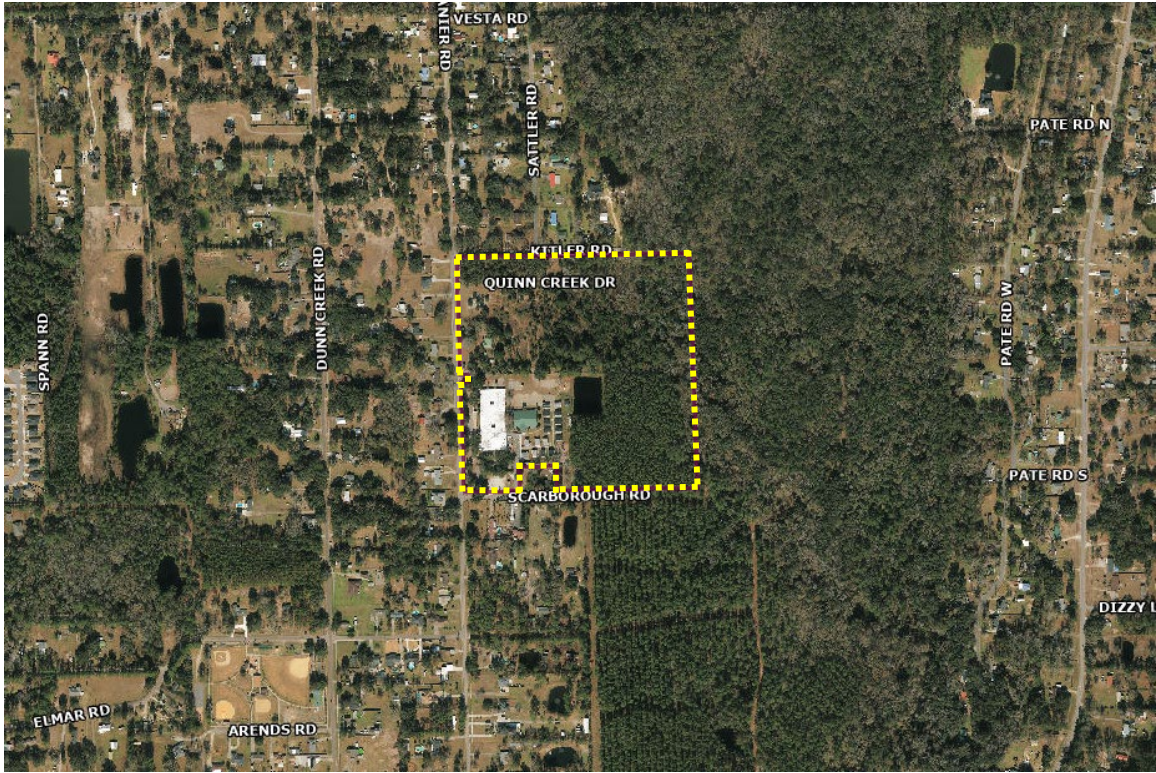
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on January 24, 2024, the required Notice of Public Hearing sign **was** posted.



RECOMMENDATION

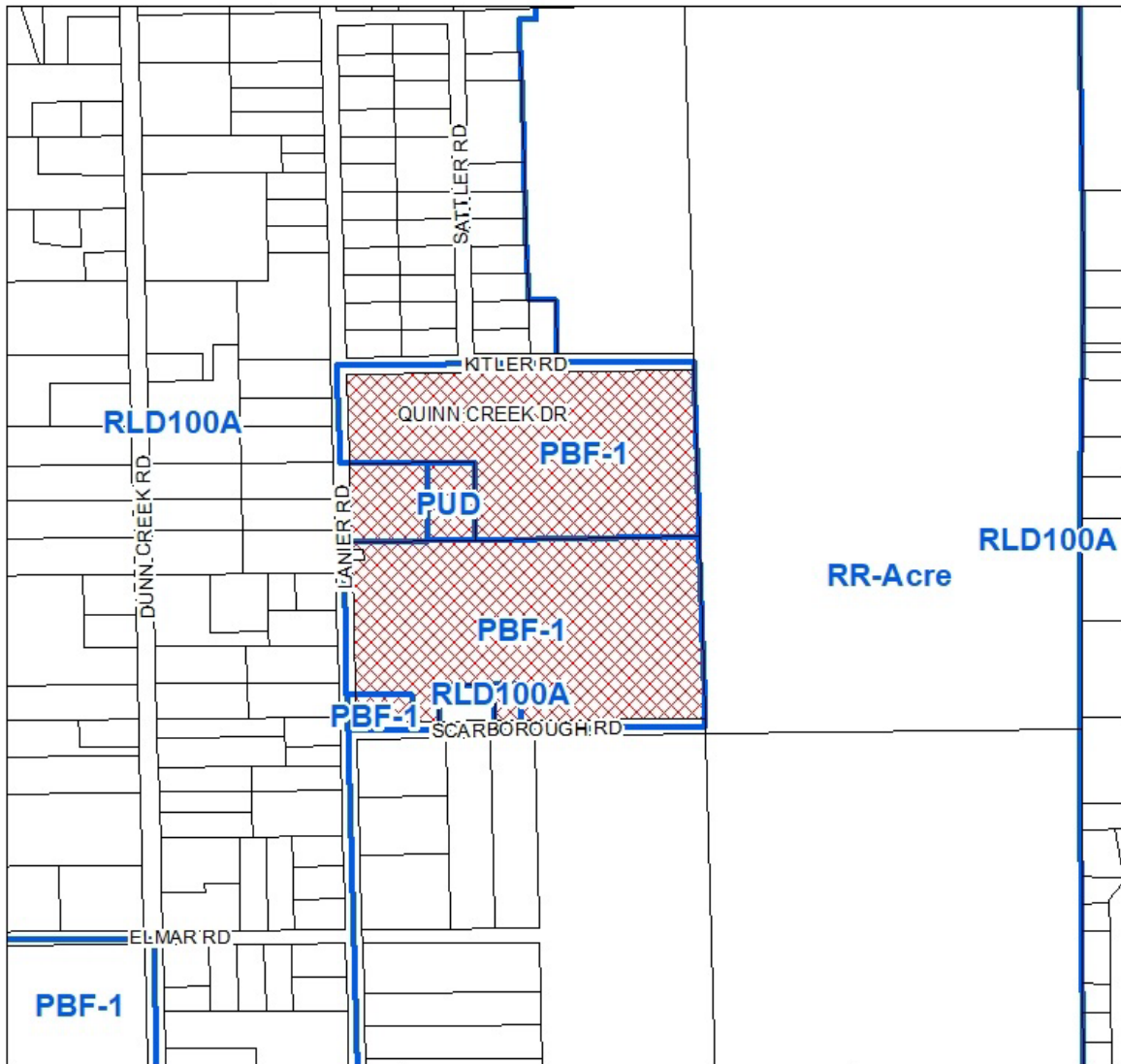
Based on the foregoing, it is the recommendation of the Planning and Development Department that the Application for Zoning Exception E-23-88 (2024-0021) be **APPROVED**.



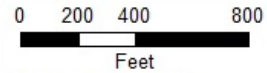
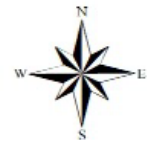
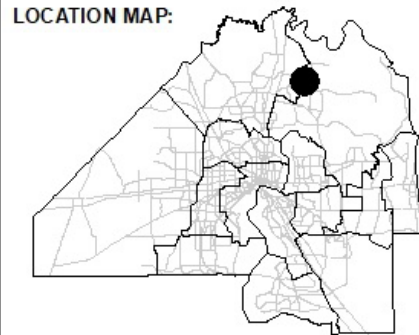
Aerial View of the Subject Property, facing North.



View of the subject property.



REQUEST SOUGHT:
**GOVERNMENT USE
 STRUCTURE CONTAINING
 MORE THAN 40,000
 SQUARE FEET.**



COUNCIL DISTRICT:
2

TRACKING NUMBER
T-2023-5288

**EXHIBIT 2
 PAGE 1 OF 1**

Legal Map