

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

20 August 2020

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report

Ordinance No.: 2020-388

Application for: Edgewood Ave School PUD

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated June 17, 2020.
2. The original written description dated June 17, 2020.
3. The original site plan dated November 23, 2019.

Recommended Planning Commission Conditions to the Ordinance: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition, but several speakers in support. There was little discussion among the Commissioners.

Planning Commission Vote: 6-0

Joshua Garrison, Chair Aye

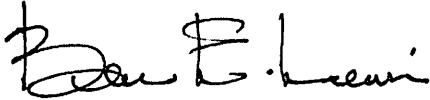
awn Motes, Vice Chair Absent

David Hacker, Secretary Aye

Marshall Adkison	Absent
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-388 TO
PLANNED UNIT DEVELOPMENT

AUGUST 20, 2020

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 **2020-388** to Planned Unit Development.

Location: 1718 Edgewood Avenue between Lucille Road and 5th Avenue West

Real Estate Number(s): 048942-0102

Current Zoning District(s): Commercial Office (CO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Northwest, District 5

Applicant/Agent: Mildred Ivey
Striving for Excellence Academy, Inc.
617 Huron Street
Jacksonville, Florida 32210

Owner: John Garcia
J. Riley Williams PLC Trust Account
2141 Park Street
Jacksonville, Florida 32204

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2020-388 seeks to rezone approximately 1.01 acres of land from Commercial Office (CO) to PUD. The rezoning to PUD is being sought to allow a private school and day care to the permitted and permissible uses in the CO Zoning District. There is an existing one story building of approximately 4,300 square feet with 18 parking spaces on the property.

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 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The proposed PUD for a private school and day care are consistent with the category and with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes/No. This proposed rezoning to Planned Unit Development is in/consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

1.1.9 Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

(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 2030 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): Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 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 intends to utilize lands for a private school and day care. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 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 streetscape: The site is similar to other low intensity commercial developments in the area with parking in front and the building 60 to 70 feet back from the road.
- The treatment of pedestrian ways: There is a sidewalk along Edgewood Avenue, however a new walk will be required from the street to the building.
- The use and variety of building setback lines, separations, and buffering: The Written description indicates the setbacks for the CO Zoning District are maintained, providing consistency with the area.
- The separation and buffering of vehicular use areas and sections of vehicular use areas:

The existing parking area is sufficient for the loading/unloading of students and parking for staff.

- Compatible relationship between land uses in a mixed use project: The PUD is maintaining the existing permitted and permissible uses in the CO Zoning, while adding the private school and day care as a permitted uses.

(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon:
- The type, number and location of surrounding external uses:
- 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	CGC	CCG-1	Undeveloped
South	LI	IL	Dupuy Silo Facility
East	LDR	RLD-60	Single family dwellings
West	CGC	CCG-1	Undeveloped

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as a private school and day care. The PUD is appropriate at this location because it will serve the needs of the immediate neighborhood.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area.

(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 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 site will 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 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 7, 2020, 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 Application for Rezoning **2020-388** be **APPROVED** with the following exhibits:

1. The original legal description dated June 17, 2020.
2. The original written description dated June 17, 2020.
3. The original site plan dated November 23, 2019.



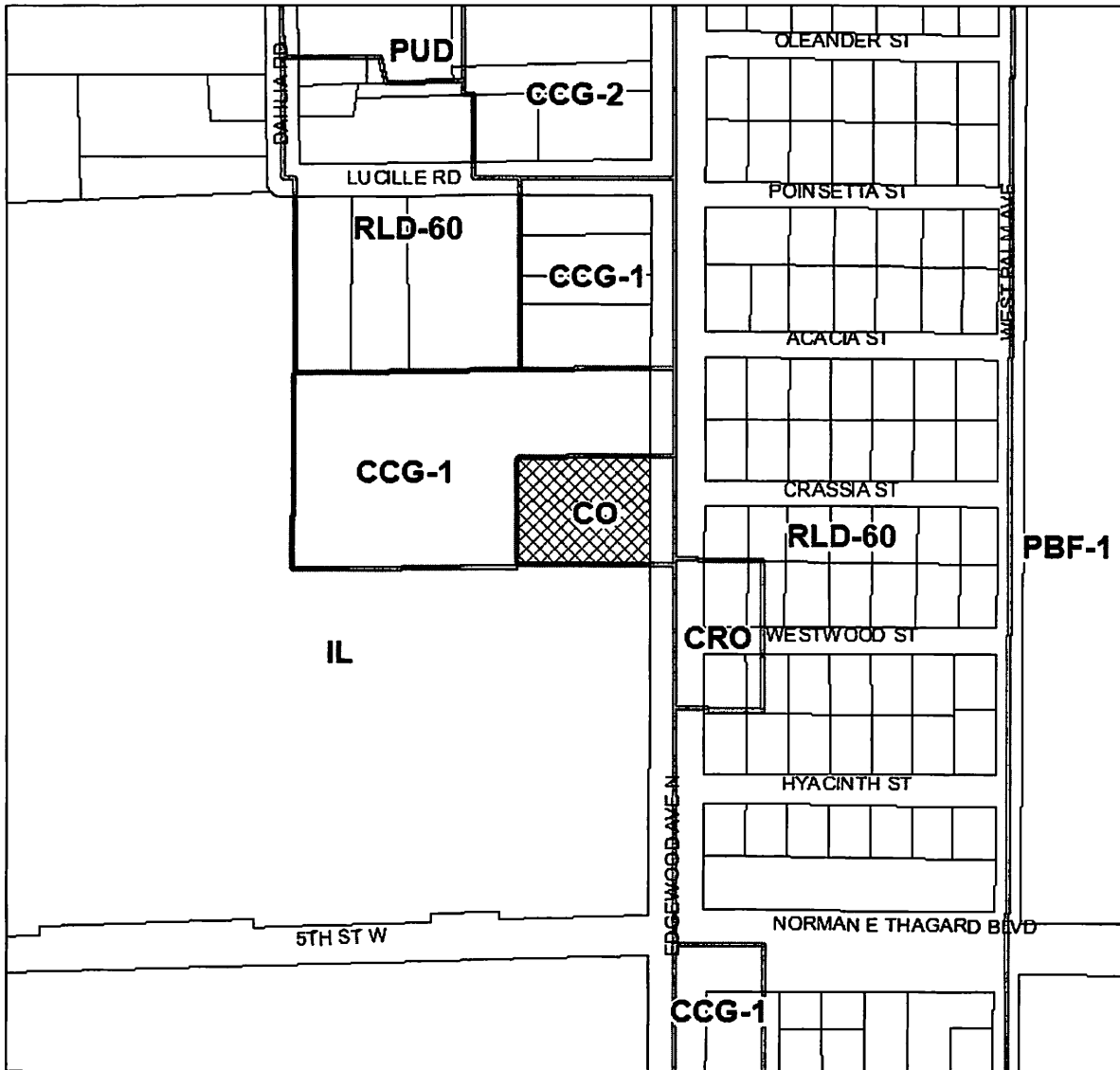
Aerial view of subject site.



View of building



View of residential dwellings across Edgewood Avenue.



<p>REQUEST SOUGHT:</p> <p>FROM: CO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>10</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0388</p>	<p>TRACKING NUMBER</p> <p>T-2020-2947</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD**Planning and Development Department Info**

Ordinance # 2020-0338 Staff Sign-Off/Date BEL / 07/06/2020

Filing Date 07/22/2020 Number of Signs to Post 1

Hearing Dates:

1st City Council 07/28/2020 Planning Commission 08/20/2020

Land Use & Zoning 09/01/2020 2nd City Council N/A

Neighborhood Association PAXSON/BILTMORE NEIGHBORHOOD

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 2947

Application Status PENDING

Date Started 06/11/2020

Date Submitted 06/23/2020

General Information On Applicant

Last Name	First Name	Middle Name
IVEY	MILDRED	T
Company Name		
STRIVING FOR EXCELLENCE ACADEMY, INC		
Mailing Address		
617 HURON STREET		
City	State	Zip Code
JACKSONVILLE	FL	32210
Phone	Fax	Email
9043653580	9044385650	IVEY_MILDRED@YAHOO.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
GARCIA	JOHN	
Company/Trust Name		
J. RILEY WILLIAMS, PLC TRUST ACCOUNT		
Mailing Address		
2141 PARK STREET		
City	State	Zip Code
JACKSONVILLE	FL	32204
Phone	Fax	Email
9044250040	9044250028	

Property InformationPrevious Zoning Application Filed For Site? If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	048942 0102	10	5	CO	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

RPI

Land Use Category Proposed? ✓**If Yes, State Land Use Application #**

Total Land Area (Nearest 1/100th of an Acre) 1.01

Development Number

Proposed PUD Name STRIVING FOR EXCELLENCE ACADEMY PUD

Justification For Rezoning Application

TO DEVELOP A PRIVATE SCHOOL AND DAYCARE IN THIS UNDER SERVED COMMUNITY SERVING FAMILIES OF LOW INCOME CHILDREN IN A SAFE SETTING PROVIDING SMALL CLASS RATIO OF 10 TO 1 WITH CERTIFIED TEACHERS.

Location Of Property**General Location**

PAXON

House #

1718

Street Name, Type and Direction

EDGEWOOD AVE N

Zip Code

32254

Between Streets

LUCILLE ROAD

and

5TH AVENUE WEST

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** ✓ A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** ✓ Property Ownership Affidavit - Notarized Letter(s).
- Exhibit B** ✓ Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** ✓ Binding Letter.
- Exhibit D** ✓ Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** ✓ Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** ✓ Land Use Table
- Exhibit G** ✓ Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
 - 1.01 Acres @ \$10.00 /acre:** \$20.00
- 3) Plus Notification Costs Per Addressee**
 - 32 Notifications @ \$7.00 /each:** \$224.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,513.00

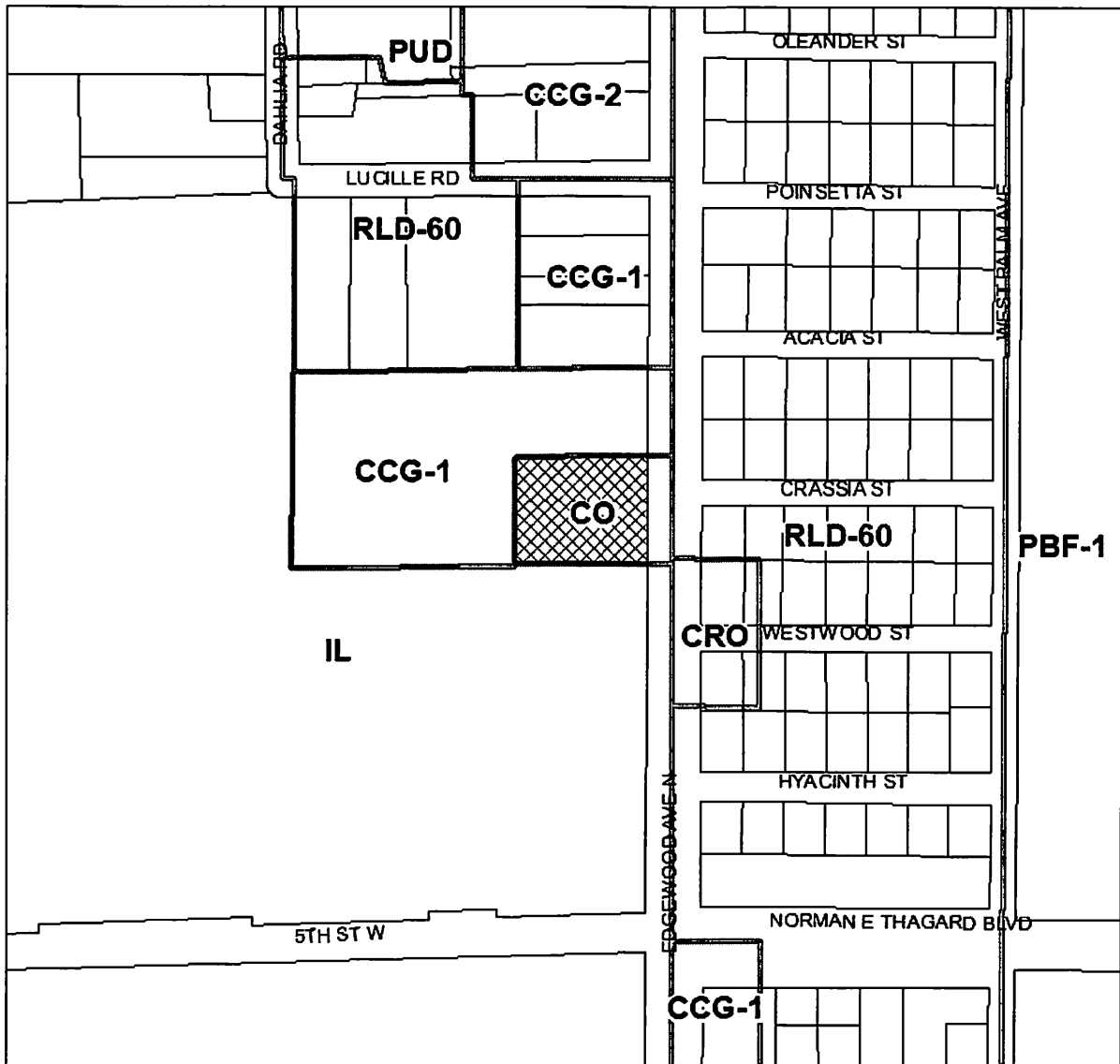
NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

June 17, 2020

THE SOUTHERLY 180 FEET OF THE EASTERLY 260 FEET OF ACREAGE REPLAT OF EDGEWOOD TERRACE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 38, PAGES 100 AND 100A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

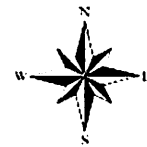
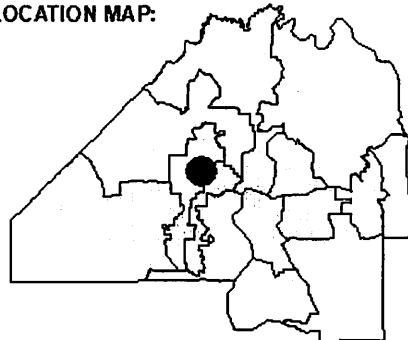
FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID ACREAGE REPLAT OF EDGEWOOD TERRACE AND RUN 586'59'15" E, A DISTANCE OF 260.00 FEET TO A POINT; RUN THENCE N00'09'15"E; A DISTANCE OF 180.00 FEET TO A POINT, RUN THENCE N86'59'15" E TO POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EDGEWOOD AVENUE (A 100 FOOT RIGHT-OF-WAY); RUN THENCE S00'09'15" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING CONTAINING 107 ACRES, MORE OR LESS.



REQUEST SOUGHT:

FROM: CO
TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2020-2947

EXHIBIT 2
PAGE 1 OF 1

Exhibit D

Written Description

Striving for Excellence Academy

June 17, 2020

I. PROJECT DESCRIPTION

- A. The purpose of this CO to PUD rezoning is to modify the regulations to allow for a daycare center, small private school and office space located in Edgewood Terrace on 1.07 acres which is currently an underserved community.
- B. Project Name: Striving for Excellence Academy
- C. . Project Architect/Planner: N/A
- D. Project Engineer: N/A
- E. Project Developer: N/A
- F. Current Land Use Designation: RPI
- G. Current Zoning District: CO
- H. Requested zoning District: Planned Unit Development (PUD)
- I. Real Estate Numbers (s) 048942 0102

II. QUANTITATIVE DATA

- A. Total Acreage: 1.07 acres
- B. Total number of dwelling units: N/A
- C. Total amount on non-residential floor area: 4726 square feet
- D. Total amount of recreation area: N/A
- E. Total amount of open space: N/A

- F. Total amount of public/private rights of way: N/A
- G. Total amount of land coverage of all buildings and structures: except as otherwise required for certain uses.
- H. Phase schedule of construction (include initiation dates and completion dates) N/A

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?
The proposed PUD will include an educational facility and daycare center as a permitted use. A day care is a permissible use in the CO Zoning District while an educational facility is a permitted use in the CRO Zoning District. There should be no impact to the industrial/residential environment.
- B. All lands will be operated and maintained as written in the current PUD with no changes.

IV. USES AND RESTRICTIONS

- A. Permitted Uses.
All permitted uses in the Commercial Office (CO) Zoning District including the following:
Daycare Center, private school and office space.
- B. Permissible Uses by Exception: Uses by exception allowed in Commercial Office (CO) Zoning District.
- C. Limitation on Permitted or Permissible Uses by Exception: N/A.
- D. Permitted Accessory Uses and Structures: SEE Section 656.403
- E. Restrictions of Uses: N/A

V. DESIGN GUIDELINES

- A. Lot Requirements:
 - (1) *Minimum lot area: 6,000 square Feet*
 - (2) *Minimum lot width: 60 feet*

- (3) *Maximum lot coverage: 50%*
- (4) *Minimum front yard: 20 feet*
- (5) *Minimum side yard: 10 feet*
- (6) *Minimum rear yard: 10 feet*
- (7) *Maximum height of structures: 35 feet*

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. There are 17 parking spaces including 1 Handicapped space.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Edgewood Avenue, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

(3) *Pedestrian Access*

- a. Pedestrian access shall be maintained by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

(1) One (1) double faced or signs not to exceed 24 square feet in area and 12 feet in height.

(2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

Directional signs shall not exceed 4 square feet in area and 10 feet in height.

D. Landscaping:

The property shall be maintained in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Utilities

Water will be provided by JEA
Sanitary sewer will be provided by Septic
Electric will be provided by JEA

F. Wetlands

Wetlands will continue to be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses with in the Property and showing the general layout of the overall Property.

VII JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville, 2030 Comprehensive Plan.

EXHIBIT F

PUD Name

Striving for Excellence

Date

Jun 17, 2020

Land Use Table

Total gross acreage	1.01	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial	0.63	Acres	62.3 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0	Acres	0 %
Passive open space, wetlands, pond	0.37	Acres	37.7 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of non-residential buildings and structures	5,000	Sq. Ft.	11.4 %