



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
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Jacksonville, FL 32202
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Jacksonville.gov

November 6, 2025

The Honorable Kevin Carrico
The Honorable Joe Carlucci, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report

Ordinance No.: 2025-0759

Application for: Cornerstone Classical Academy PUD

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairperson Carlucci 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 Department Recommendation: **Approve w/ Conditions**

1. The owner/developer and its successors may utilize Fraser Road to access St. Johns Bluff Road so long as Fraser Road is built to City Standards, including a city standard cul-de-sac, curb and gutter, and sidewalk; however, Fraser Road shall not be used to access Cortez Road.
2. A traffic study shall be provided at Civil Site Plan Review. A methodology meeting has been completed.
3. The school shall provide an annual monitoring report to be completed to identify student queuing patterns, using Municipal School Transportation Assistance (MSTA), ensuring traffic is not allowed to overflow into City right-of-way. The scope of this study shall be determined in a methodology meeting to be held with the Chief of the Traffic Engineering Division, the Chief of the Transportation Planning Division and the traffic reviewer from Development Services prior to the first report. The report will be required each September while school is in session.
4. The following applies to all new lighting installed during construction in the PUD. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candle ("f.c.") when the building or parking areas are located adjacent to residential areas and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent, or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be

submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department. Existing lights shall be directed downward or fitted with deflectors to reduce light leaving the property.

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This rezoning is subject to the following exhibits:

1. The Original Legal Description dated July 7, 2025.
2. The Original Written Description dated July 7, 2025.
3. The Original Site Plan dated July 16, 2025.

Planning Commission Commentary: There were no speakers in opposition and little discussion amongst the commissioners.

Planning Commission Vote: **6-0**

Charles Garrison, Chair	Aye
Mon'e Holder, Vice Chair	Absent
Michael McGowan, Secretary	Absent
Lamonte Carter	Aye
Amy Fu	Aye
Ali Marar	Aye

Dorothy Gillette Aye

D.R. Repass 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
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REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0759 TO
PLANNED UNIT DEVELOPMENT

NOVEMBER 6, 2025

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 **2025-0759** to Planned Unit Development.

<i>Location:</i>	2360 St. Johns Bluff Road Between Alden Road and Bradley Road
<i>Real Estate Number(s):</i>	163755-0020
<i>Current Zoning District:</i>	Planned Unit Development (PUD 2023-0599)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Low Density Residential (LDR) Residential-Professional-Institutional (RPI)
<i>Council District:</i>	District 4
<i>Planning District:</i>	Greater Arlington/Beaches, District 2
<i>Applicant/Agent:</i>	Steve Diebenow Driver, McAfee, Hawthorne and Diebenow, PLLC One Independent Drive, Suite 1200 Jacksonville, Florida 32202
<i>Owner:</i>	Cornerstone Classical Academy 2360 Saint Johns Bluff Road Jacksonville, Florida 32246
<i>Staff Recommendation:</i>	APPROVE with CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development **2025-0759** seeks to rezone approximately 16.11 acres of land from PUD to PUD. The rezoning to PUD is being sought to update the signage regulations for the Cornerstone Classical Academy under PUD Ordinance 2023-0599. The plan allows for

the existing monument sign to be rebuilt or replaced in its current location, while also allowing for the wall signage to be permitted as shown on the proposed site plan.

The previously approved PUD (2023-0599) was approved with the following conditions:

- (1) One double-sided or two single-sided monument signs, not to exceed a maximum of 160 square feet, shall be allowed along St. Johns Bluff Road.
- (2) One wall sign, not to exceed a maximum of 150 square feet, shall be allowed on the Subject Property.
- (3) The owner/developer and its successors may utilize Fraser Road to access St. Johns Bluff Road so long as Fraser Road is built to City Standards, including a city standard cul-de-sac, curb and gutter, and sidewalk; however, Fraser Road shall not be used to access Cortez Road.
- (4) A traffic study shall be provided at Civil Site Plan Review. A methodology meeting has been completed.
- (5) The school shall provide an annual monitoring report to be completed to identify student queuing patterns, using Municipal School Transportation Assistance (MSTA), ensuring traffic is not allowed to overflow into City right-of-way. The scope of this study shall be determined in a methodology meeting to be held with the Chief of the Traffic Engineering Division, the Chief of the Transportation Planning Division and the traffic reviewer from Development Services prior to the first report. The report will be required each September while school is in session.
- (6) The following applies to all new lighting installed during construction in the PUD. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candle ("f.c.") when the building or parking areas are located adjacent to residential areas and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent, or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department. Existing lights shall be directed downward or fitted with deflectors to reduce light leaving the property.

Staff has reviewed the conditions and recommends eliminating conditions 1 and 2 as the new PUD updated the sign plan to reflect existing conditions on site, but recommends keeping the Conditions 3-6 as they are not fully addressed withing the new PUD.

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 16.11-acre subject property is located on the west side of St. Johns Bluff Road South, between Bradley Road and Fraser Road. The property is the site of the Cornerstone Classical Academy charter school campus. The application site is in the Low Density Residential (LDR) and Residential Professional Institutional (RPI) land use categories in the Suburban Development Area, Planning District 2, and Council District 4. It is also within the boundaries of the St. Johns Bluff Road Corridor Study. Enacted in 2003, the St. Johns Bluff Road Corridor Study does not directly reference this property, but the PUD rezoning is consistent with the goals described by the study.

LDR in the Suburban Area is intended to provide for low density residential development. Single-family residential is permitted at up to 7 dwelling units per acre when connected to full urban services. RPI in the Suburban area is intended for offices, multi-family dwellings, and schools. Schools are allowed by right in both RPI and LDR land use categories.

The only difference between the original 2023 PUD and the one subject to this review is clarifying language providing that “Other accessory uses customary to grade school educational campuses are also permitted on the Property.” The uses in this PUD are consistent with the LDR and RPI land use categories and are consistent with the 2045 Comprehensive Plan.

B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

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:

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.

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.

(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.

(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): Residential Professional Institutional (RPI) and Low Density Residential (LDR) This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies.

(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 school development. No residential uses are proposed within the development.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The proposed PUD is seeking to add two additional recreation spaces to the school campus through a new soccer field and gymnasium.

The treatment of pedestrian ways: There is an internal system of walkways and paths connecting the various buildings and facilities. While there is no proposed change to these walkways, the property will be required to meet the standards of the 2045 Comprehensive Plan in regard to pedestrian walkways.

Traffic and pedestrian circulation patterns: The school currently has an internal traffic flow to

serve the existing facilities. The proposed PUD will add an addition traffic loop to serve the proposed new upper school, as well as a proposed additional ingress and egress driveway that will extend to Cortez Road from the southern edge of the property, through Frazier Road.

The City's Traffic Engineer has reviewed the proposed plans and provided the following comments:

- 1.) Fraser Road shall be built to City Standards, including a city standard cul-de-sac, curb, gutter and sidewalk.
- 2.) A traffic study shall be provided at Civil Site Plan Review. A methodology meeting has been completed.

(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 existing school is located in an area adjacent to single family, multi-family, office, institutional, and industrial uses. The uses in the PUD are consistent with the existing school and the surrounding mix of 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	RPI	CRO/PUD/LDR	Multi-Family Residential
South	RPI/LDR	CRO/LDR	Office, Single Family Residential
East	BP	IBP	Church, Warehouse
West	LDR	PUD	Church

(6) Intensity of Development

The proposed development is consistent with the LDR, and RPI functional land use categories as an institutional use.

(7) Usable open spaces plazas, recreation areas.

The project will be required to meet the recreation and open space requirements 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 indicated a small portion of wetland located on the

northwest corner of the subject site. The site plan does not show any development in this are, however if development is to ever occur the developer will be required to obtain the proper permits from any local, state, or federal agency that requires them.

(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 with a maximum of 268 parking spaces.

(11) Sidewalks, trails, and bikeways

The project will be developed with a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

The applicant submitted a signed sign posting affidavit on October 3, 2025, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0759** be **APPROVED with the following exhibits:**

1. The **Original** legal description dated July 7, 2025
2. The **Original** written description dated July 7, 2025
3. The **Original** site plan dated July 16, 2025

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0759** be **APPROVED with the following CONDITIONS:**

1.) The owner/developer and its successors may utilize Fraser Road to access St. Johns Bluff Road so long as Fraser Road is built to City Standards, including a city standard cul-de-sac, curb and gutter, and sidewalk; however, Fraser Road shall not be used to access Cortez Road.

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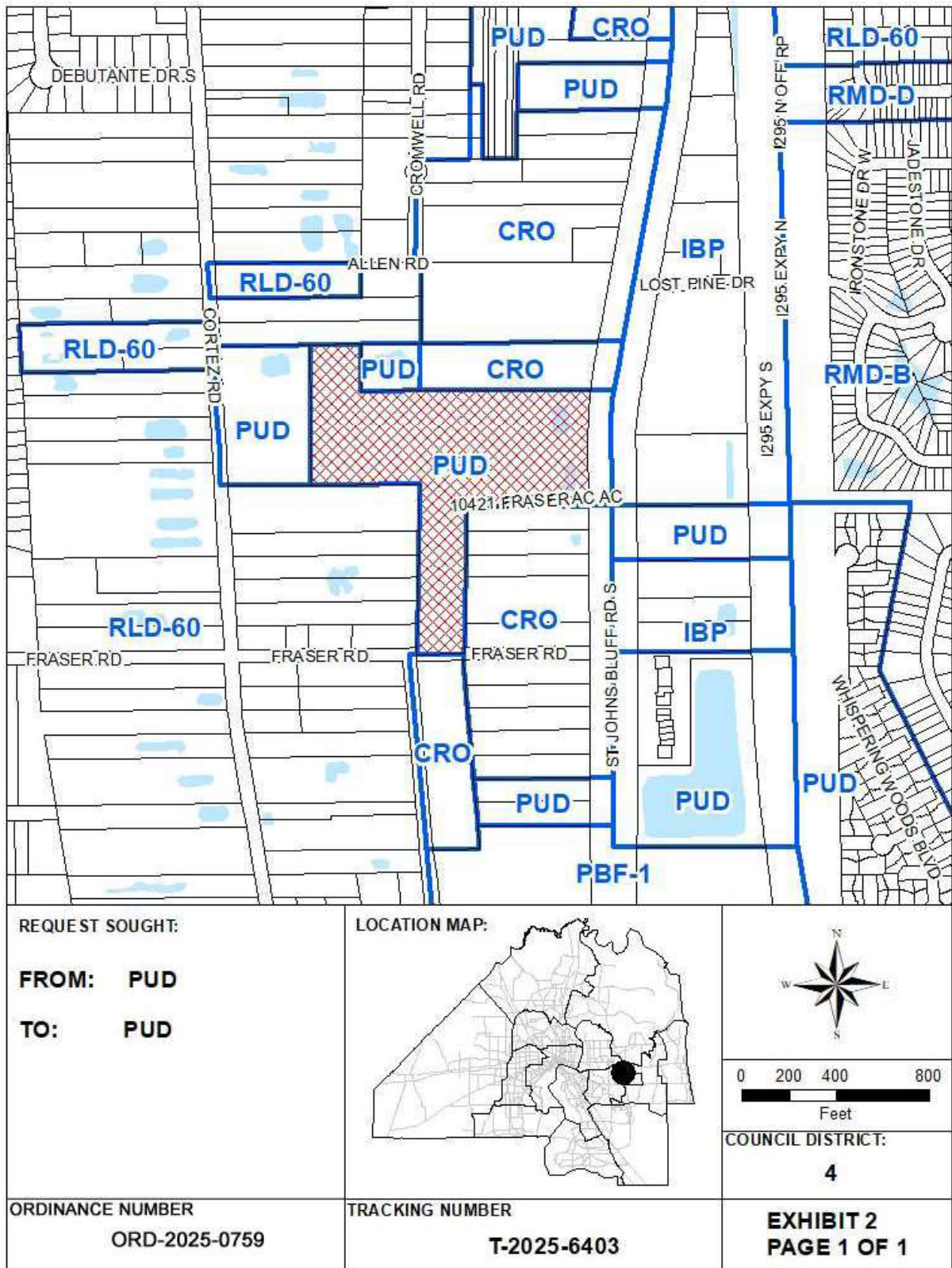
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Aerial View



View of the subject site



Legal Map