

# City of Jacksonville, Florida

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*Donna Deegan, Mayor*

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

October 5, 2023

The Honorable Ronald B. Salem, Pharm. D., President  
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.: 2023-599**                      **Application for: Cornerstone Classical Academy PUD**

Dear Honorable Council President Salem, 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 with Conditions**

Planning Commission Recommendation:    **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The **original** legal description dated August 18, 2023
2. The **original** written description dated August 18, 2023
3. The **original** site plan dated June 8, 2023

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

- 1.) **One back-to-back sign not exceeding 160 square feet for each face on St. Johns Bluff Road**
- 2.) **One single-sided sign not exceeding 64 square feet on St. Johns Bluff Road**
- 3.) **One single-sided sign not exceeding 96 square feet on St. Johns Bluff Road.**
- 4.) **Two wall signs not exceeding 150 square feet, i.e. 50' x 3' and 524 square feet.**

Planning Department conditions:

- 1.) **One back-to-back sign not exceeding 160 square feet for each face on St. Johns Bluff Road**
- 2.) **One single-sided sign not exceeding 64 square feet on St. Johns Bluff Road**
- 3.) **One single-sided sign not exceeding 96 square feet on St. Johns Bluff Road.**

**4.) Two wall signs not exceeding 150 square feet, i.e. 50' x 3' and 524 square feet.**

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

Planning Commission Commentary: There were several speakers in opposition whose concerns was the current traffic situation and future increased traffic on St Johns Bluff Blvd. and Cortez Rd. The applicant indicated that a methodology meeting has occurred with the Transportation Planning Division. Commissioners indicated that the traffic study will identify and require improvements to alleviate the problems.

Planning Commission Vote:	<b>4-2</b>
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Charles Garrison	Aye
David Hacker	Nay
Jack Meeks	Nay
Morgan Roberts	Absent

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  
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Jacksonville, FL 32202  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2023-0599 TO**  
**PLANNED UNIT DEVELOPMENT**

**OCTOBER 5, 2023**

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 **2023-0599** to Planned Unit Development.

***Location:*** 2360 St. Johns Bluff Road  
Between Alden Road and Bradley Road

***Real Estate Number(s):*** 163755-0020

***Current Zoning District:*** Planned Unit Development (PUD 1996-0958)

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

***Current Land Use Category:*** Low Density Residential (LDR)  
Residential-Professional-Institutional (RPI)

***Planning District:*** Greater Arlington/Beaches, District 2

***Applicant/Agent:*** Kirt Anderson  
Priority Engineering, LLC  
23208 Emerson Way  
Landolakes, Florida 34639

***Owner:*** Cornerstone Classical Academy  
2360 Saint Johns Bluff Road  
Jacksonville, Florida 32246

***Staff Recommendation:*** **APPROVE with CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2023-0599** seeks to rezone approximately 16.11 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow for the expansion of the existing Cornerstone Classical Academy. The school is proposing to add a new soccer field, gymnasium, and upper school facilities, with a proposed new traffic connection on the southern end of the site that will connect to Cortez Road.

The previously approved PUD (1996-0958) includes the parcel at 2361 Cortez Road which is operated by a church and will remain under the previous PUD. PUD 1996-0958 was approved with the following conditions:

- A.) One V-type sign not exceeding 32 square feet for each face or a total of 64 square feet located along Cortez Road.
- B.) One back-to-back sign not exceeding 160 square feet for each face on St. Johns Bluff Road
- C.) One single-sided sign not exceeding 64 square feet on St. Johns Bluff Road
- D.) One single-sided sign not exceeding 96 square feet on St. Johns Bluff Road.
- E.) Two wall signs not exceeding 150 square feet, i.e. 50' x 3' and 524 square feet.

Staff has reviewed the conditions of the previous ordinance and determined that conditions B, C, D, and E shall remain for the signage on St. Johns Bluff Road. Condition A is no longer necessary as the proposed PUD does not have frontage along Cortez Road.

### **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. Applicant seeks a PUD rezoning for the redevelopment of Cornerstone Classical Academy to add a high school building, a gym, soccer field, and other various improvements to right-of-ways and storm water retention ponds. The property currently contains the Cornerstone Classical Academy K-9<sup>th</sup> charter school.

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 proposed PUD is consistent with the LDR and RPI land use categories.

***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.

***(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:

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.

***(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 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

***(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 and Development 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**

Upon visual inspection of the subject property on September 25, 2023 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 **2023-0599** be **APPROVED with the following exhibits:**

1. The **Original** legal description dated August 18, 2023
2. The **Original** written description dated August 18, 2023
3. The **Original** site plan dated June 8, 2023

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0599** be **APPROVED with the following CONDITIONS:**

- 1.) **One back-to-back sign not exceeding 160 square feet for each face on St. Johns Bluff Road**
- 2.) **One single-sided sign not exceeding 64 square feet on St. Johns Bluff Road**
- 3.) **One single-sided sign not exceeding 96 square feet on St. Johns Bluff Road.**
- 4.) **Two wall signs not exceeding 150 square feet, i.e. 50' x 3' and 524 square feet.**





Aerial View



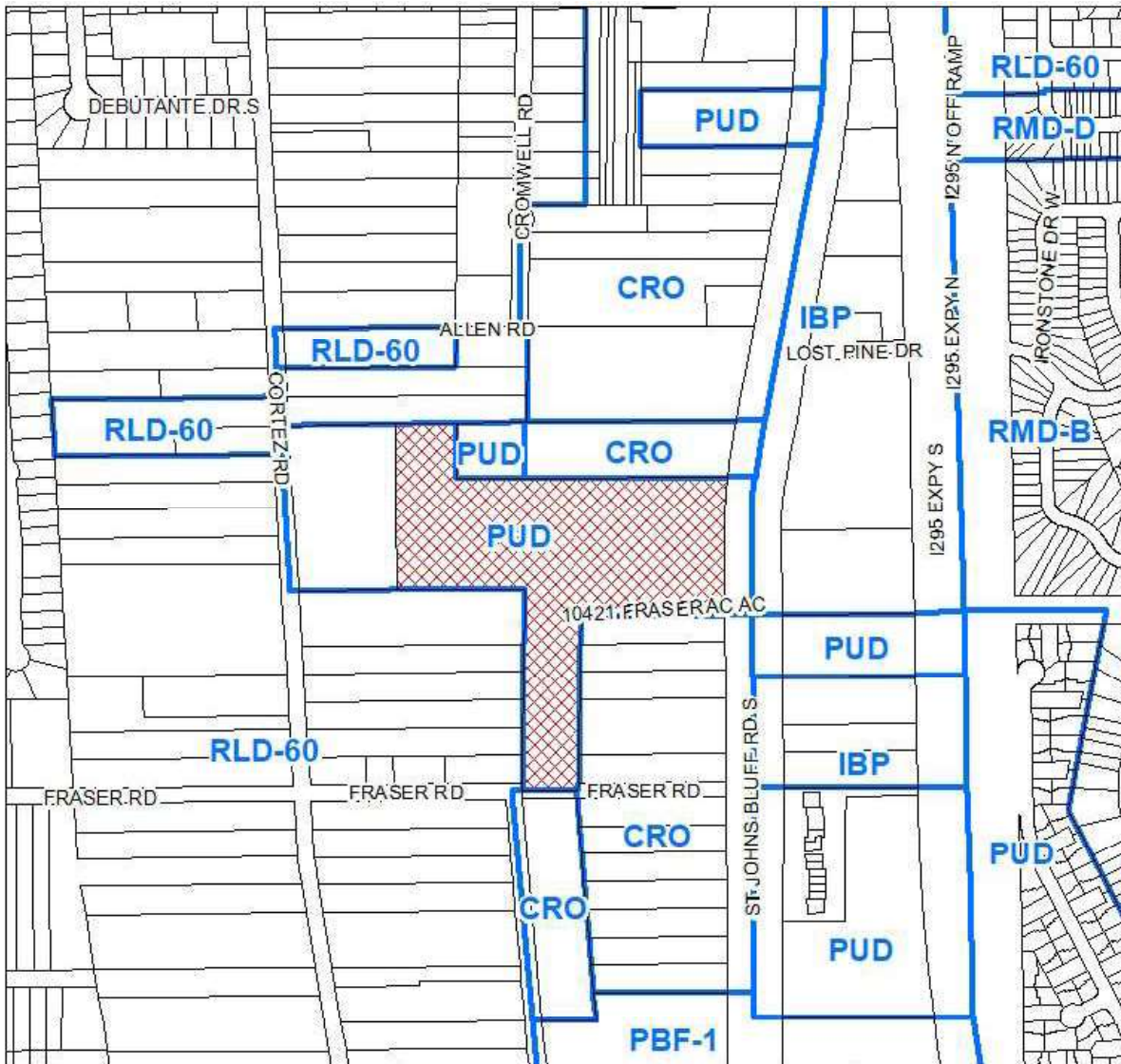
View of the Subject Site

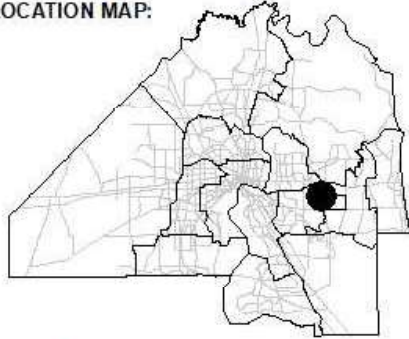
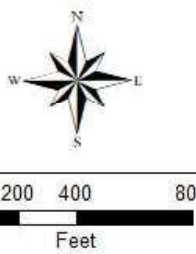


View of the neighboring properties across St Johns Bluff



View of the Neighboring Apartment Complex



<p>REQUEST SOUGHT:</p> <p><b>FROM: PUD</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p><b>4</b></p>
<p>ORDINANCE NUMBER</p> <p><b>ORD-2023-0599</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2023-5067</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

Legal Map