



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

September 19, 2024

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.: 2024-414**

**Application for: Jacksonville Classical Academy 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 with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The revised legal description dated August 26, 2024
2. The revised written description dated August 26, 2024
3. The revised site plan dated August 26, 2024

Recommended Planning Commission Conditions to the Ordinance:

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. All site development habitable buildings and ancillary structures not exempt by school board interlocal agreements for charter schools shall comply with all applicable requirements of Chapter 656, Subpart S.
3. Termination of the school charter by the governing body of the charter school or the Duval County School Board shall require removal of the portable buildings.

Planning Department conditions:

4. 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).
5. All site development habitable buildings and ancillary structures not exempt by school board interlocal agreements for charter schools shall comply with all applicable requirements of Chapter 656, Subpart S.
6. Termination of the school charter by the governing body of the charter school or the Duval County School Board shall require removal of the portable buildings.

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

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Absent
Mon'e Holder	Aye
Ali Marar	Absent
Jack Meeks	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  
 214 North Hogan Street, Suite 300

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2024-414 TO**  
**PLANNED UNIT DEVELOPMENT**

**SEPTEMBER 19, 2024**

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 **2024-414** to Planned Unit Development.

***Location:*** 5900 Ft. Caroline Road between Cesery Boulevard and Peeler Road

***Real Estate Number(s):*** 113315-0050

***Current Zoning District(s):*** Planned Unit Development (PUD 2015-238-E)

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

***Current Land Use Category:*** Residential Professional Institutional (RPI)

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

***Council District:*** District 1

***Applicant/Agent:*** Steve Diebenow, Esq.  
DMH & D, PLLC  
One Independent Drive, Suite 1200  
Jacksonville, Florida 32202

***Owner:*** Jacksonville Classical Academy East, Inc.  
1649 Atlantic Boulevard  
Jacksonville, Florida 32207

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development 2024-414 seeks to rezone approximately 6.64 acres of land from PUD to PUD. The rezoning to PUD is being sought to remove the condition that prohibited the use of portable classrooms. The proposed site plan shows nine (9) portable classrooms on the side and rear of the building.

The current PUD, 2015-238-E, allows for schools and commercial retail uses, service establishments and similar uses. The PUD was approved with the following conditions:

- (a) All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles (“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. The maximum light pole height in all parking areas should not exceed thirty feet (30’-0”). 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.
- (b) Outside sales and display shall be prohibited.
- (c) Use of portable buildings by the school shall be prohibited.
- (d) A twenty foot (20’-0”) natural buffer shall be preserved along the southern border.
- (e) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses are prohibited.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and does not recommend the Conditions be continued with this PUD. Conditions (a) and (d) are included in the revised written description. Conditions (b) and (c) relate to the other portion of the site (RE 113315-0010) which allowed for retail sales.

The Renew Arlington CRA Advisory Board met on Wednesday, September 11, 2024 and voted unanimously to recommend approval of 2024-414 with two conditions. These conditions are included in the Department’s recommendation. At the meeting the agent agreed to the conditions.

1. All site development habitable buildings and ancillary structures not exempt by school board interlocal agreements for charter schools shall comply with all applicable requirements of Chapter 656, Subpart S.
2. Termination of the school charter by the governing body of the charter school or the Duval County School Board shall require removal of the portable buildings.

### **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 Residential Professional Institutional (RPI) and Community General Commercial (CGC) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan.

The proposed rezoning is consistent with the FLUMs adopted as part of the 2045 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 2045 Comprehensive Plan?***

Yes. This 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:**

**Goal 1** To ensure that the character and location of land uses optimize the combined potentials of economic benefit and enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

**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 1.1.9** 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:

- 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

***(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): Residential Professional Institutional (RPI). 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 intends to utilize lands for institutional use. 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 proposed Planned Unit Development shall be based on the following factors:

The use of existing and proposed landscaping: The site is developed which meets Part 12 Landscape Regulations in the Zoning Code.

The treatment of pedestrian ways: The site plan shows sidewalks along Ft. Caroline Road and a pedestrian connection from the sidewalk to the school entrance.

Traffic and pedestrian circulation patterns: There is a loop drive for the school parcel with access on Ft. Caroline Road. There is no internal connection proposed between the two parcels.

The use and variety of building setback lines, separations, and buffering: The PUD is proposing setbacks typical of the CCG-1 Zoning District.

The particular land uses proposed and the conditions and limitations thereon: The PUD written description has omitted uses which could create negative impacts. Any use for beer, wine or liquor, filling stations and dancing establishments has been deleted.

Compatible relationship between land uses in a mixed use project: The PUD is proposing a school use only for this parcel. Commercial retail and service establishment uses are allowed on the adjoining parcel, not included in this application.

***(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: There is an existing 6 foot high, 95% opaque fence and 10 foot setback along the western boundary adjacent to the single family dwellings.
- The type, number and location of surrounding external uses: The proposed development is located along a corridor where single family residential, multi-family residential, office, commercial and institutional uses are interspersed. The school and commercial uses at this location is appropriate.
- 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	MDR CGC	RMD-D CCG-1	Apartments Dollar General, JEA substation
South	LDR	RLD-60	Single family dwellings
East	CGC	CCG-1	Winn-Dixie, restaurants, fitness center
West	LDR CGC	RLD-60 CCG-1	Single family dwellings Veterinarian

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

The proposed development is consistent with the Residential Professional Institutional (RPI) functional land use category for a school. The PUD is appropriate at this location because it will offer educational alternatives for the surrounding area.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The retention pond

on the southern property line to act as a buffer between the school and the residential dwellings. In addition, a 10 foot wide undisturbed buffer is proposed between the retention pond and the residential dwellings.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Ft. Caroline Road is classified as a four lane collector roadway and has adequate capacity to meet the proposed uses. Due to the increase in the number of classrooms, the City's Traffic Engineer and Transportation Planning Division are requiring a new traffic study to determine what impacts may result in the additional students.

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

The project has been 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. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

***(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 2045 Comprehensive Plan.



### SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 11, 2024, the required Notice of Public Hearing sign was posted.



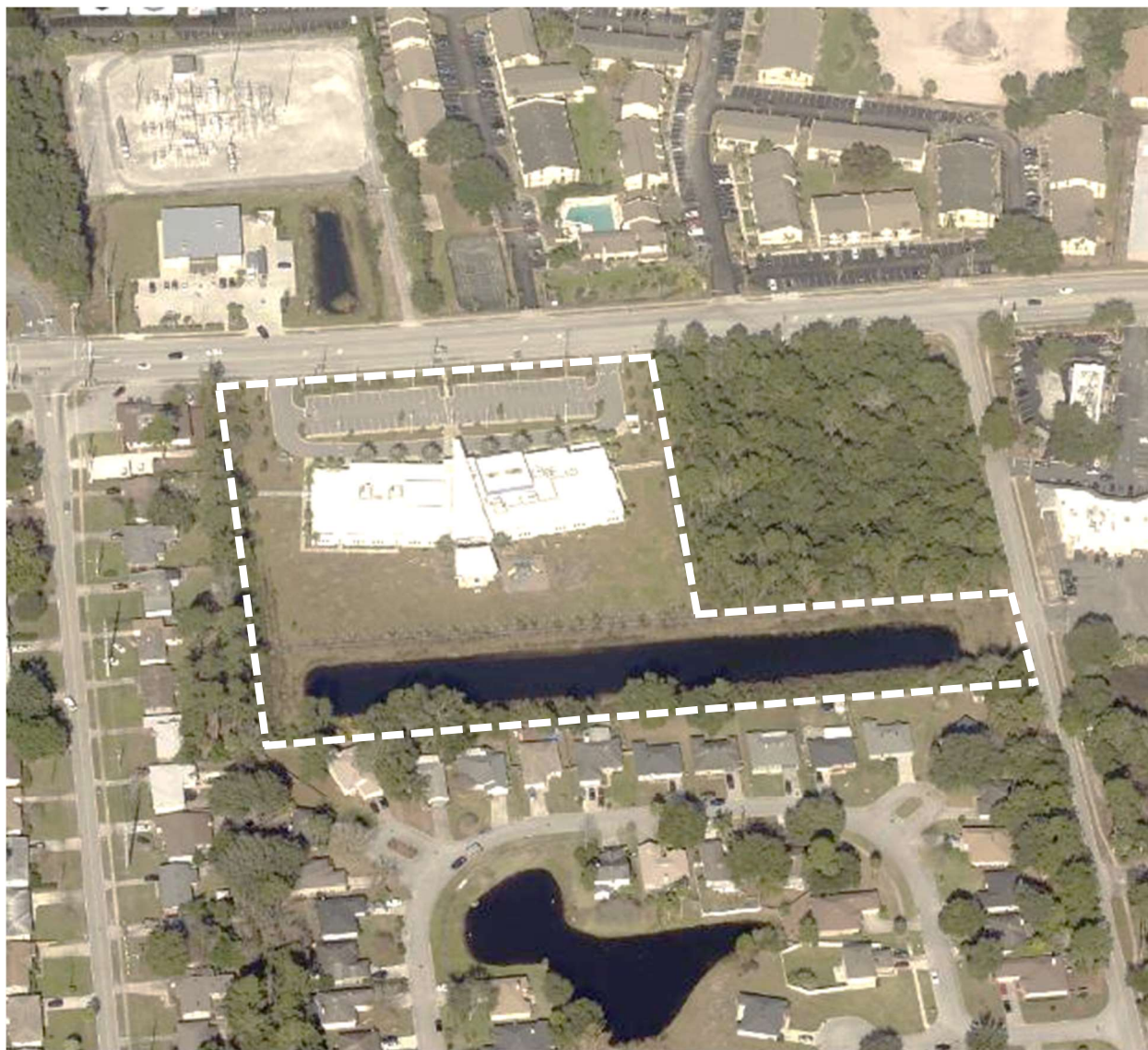
### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-414** be **APPROVED with the following exhibits:**

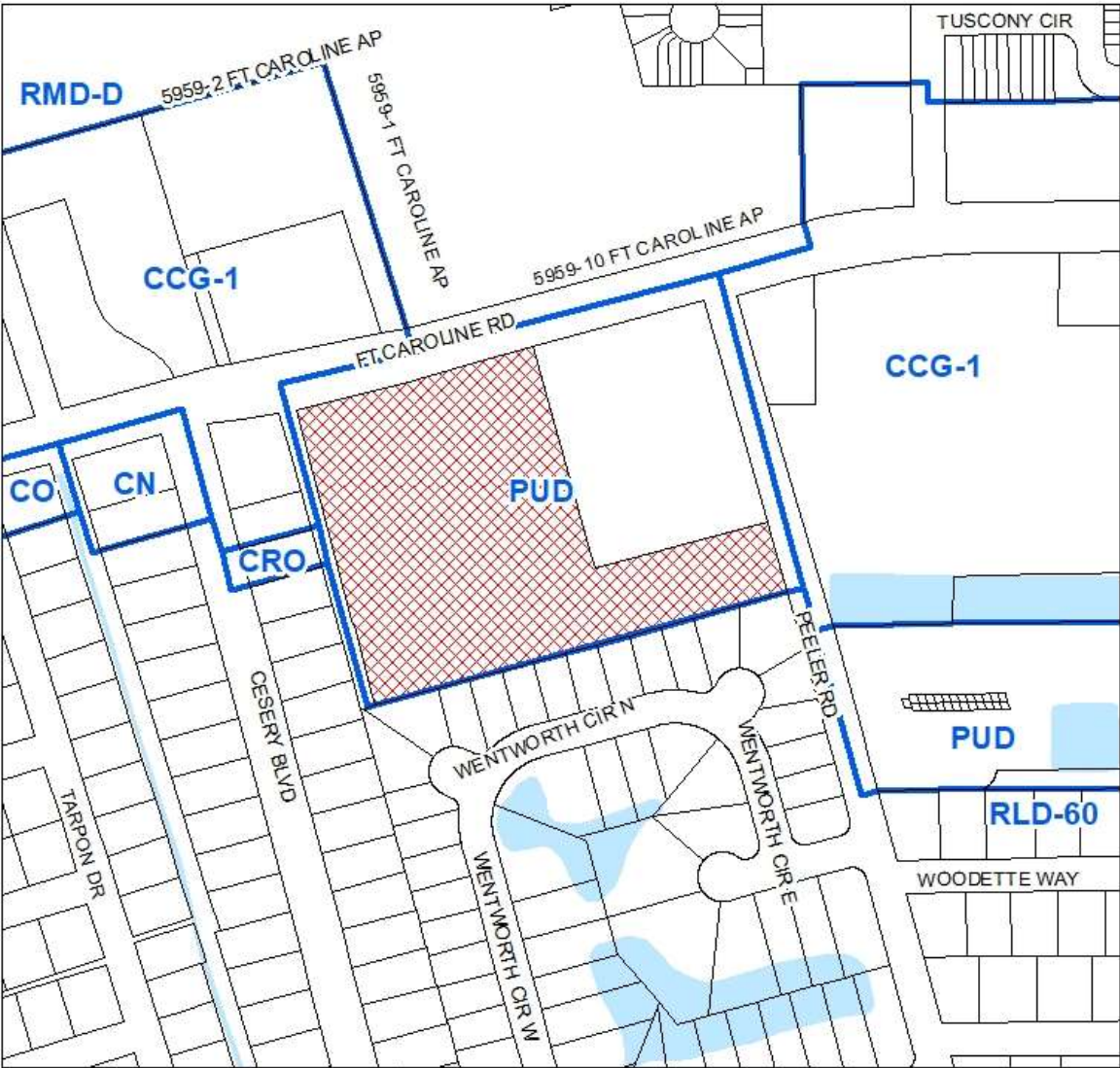
1. The revised legal description dated August 26, 2024
2. The revised written description dated August 26, 2024
3. The revised site plan dated August 26, 2024

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-414** be **APPROVED subject to the following condition, which may only be changed through a rezoning:**

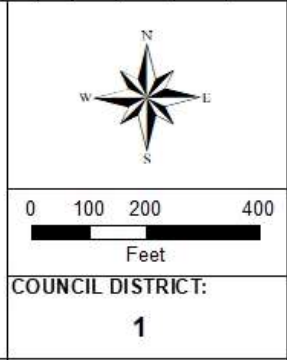
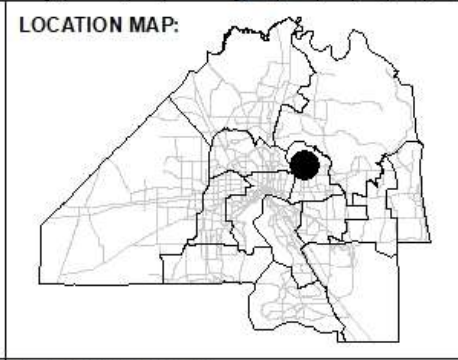
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2. All site development habitable buildings and ancillary structures not exempt by school board interlocal agreements for charter schools shall comply with all applicable requirements of Chapter 656, Subpart S.
3. Termination of the school charter by the governing body of the charter school or the Duval County School Board shall require removal of the portable buildings.



Aerial view of subject property



REQUEST SOUGHT:  
  
**FROM: PUD**  
**TO: PUD**



ORDINANCE NUMBER:  
**ORD-2024-0414**

TRACKING NUMBER  
**T-2024-5499**

**EXHIBIT 2**  
**PAGE 1 OF 1**