

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0210 TO
PLANNED UNIT DEVELOPMENT

APRIL 17, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendations regarding Application for Rezoning Ordinance **2025-0210** to Planned Unit Development.

Location: 6600 Corporate Center Pkwy; between I-95 &
Salisbury Rd

Real Estate Numbers: 152570-1200

Current Zoning Districts: Industrial Business Park (IBP)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)

Planning District: Southeast, District 3

Council District: District-4

Applicant/Agent: Folks Huxford
Folks M. Huxford LLC
10230 Manorville Drive
Jacksonville, FL 32221

Owner: Marina Folz
Jax Costa FL LLC
P.O. Box 551708
Jacksonville, FL 32255

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development **2025-0210** seeks to rezone approximately 6.89± acres of land from Industrial Business Park (IBP) to Planned Unit Development (PUD). The rezoning to PUD is being sought to add the use of public, private, and charter schools to permitted uses by

right. The development plans include converting the existing office building for a proposed school, with possible future building expansion.

The PUD differs from the conventional zoning code by permitting the development of schools along with those uses allowed within the IBP Zoning District. Additionally, parking will follow Part 6 Standards except parking may be reviewed and approved by the Transportation Planning Division using the Institute of Transportation Engineers (ITE) Trip Generation Manual.

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 6.89-acre subject property is at 6600 Corporate Center Boulevard. The site is within Planning District 3 (Southeast) and Council District 4. It is located 1/3 of a mile northwest of the corner of I-95 and JTB. It contains an office building, which was constructed in 2001, along with associated parking. The office building is home to multiple businesses. The site abuts Corporate Center Parkway to the north and west. I-95 abuts Corporate Center Parkway to the west. There is a large stormwater retention pond east of the site, which separates the site from multi-family development. North of the site is cleared land and another stormwater retention pond.

The applicant proposes rezoning from IBP to PUD in the Urban Priority Area to add public, private, and charter schools to the permitted uses already allowed in the IBP zoning district. The development plan is to repurpose the existing building for a school, with possible future building expansion. Pursuant to the application, the site has access to central sewer and water. Included in the application is a JEA letter of availability which provides that those services are available to the site.

The site is close to an area dominated by commercial and office park uses. It is also close to multiple educational institutions, including a Nova Southeastern University campus, a Keiser University campus, and several other charter schools.

The rezoning is within the former Interstate Business Area Development of Regional Impact (DRI). The DRI expired on November 30, 2019.

According to the Future Land Use Element (FLUE), Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses. Uses, with the exception of ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Business offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Residential uses are

also permitted in appropriate locations as identified under the Development Area Uses and densities. Development within the category should be compact and connected and should support multi-modal transportation. Uses should generally be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

BP in the Urban Priority Area and the Urban Area is intended to provide compact medium to high intensity office development.

The proposed uses are secondary uses in the BP land use category and thus the rezoning from IBP to PUD is consistent with the 2045 Comprehensive Plan.

The proposed PUD is consistent with the BP land use category.

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

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

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 discourage proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

The proposed PUD intends to redevelop an existing office building to be used for a charter school. Adaptive reuse of the site will minimize urban sprawl and increase effective use of existing infrastructure and services within the area.

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.

The proposed rezoning at the subject site would create the desired well-balanced combination of residential and non-residential uses by providing an educational service to the surrounding community.

Policy 1.2.8

Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized

wastewater collection and potable water distribution systems when centralized service is available to the site.

Based on the JEA availability letter submitted with the application, there is an existing 10-inch gravity sewer main along Southpoint Parkway, main extension required and an existing 10-inch water main along Southpoint Parkway, main extension required.

Industrial Preservation

Industrial Situational Compatibility Overlay

The subject property is in an area identified on the Industrial Preservation Map as an Industrial Situational Compatibility Zone. Industrial Situational Compatibility Zones are areas identified on the Industrial Preservation Map as areas that are strategically located to provide access to rail facilities or trucking routes; serve ports; or serve airport multi-modal requirements. Industrial uses are crucial to the long-term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable objectives and policies.

(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 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): Business Park (BP). The Planning Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (A) & (B) above.

(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.

This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

(3) Allocation of residential land use

This proposed Planned Unit Development request permits the development of a charter school targeting an enrollment of 715 students. Moreover, 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 the proposal Planned Unit Development shall be based on the following factors:

The streetscape: The development has frontage along Corporate Center Parkway which has very limited pedestrian access with no sidewalks or crosswalks. Redevelopment of the site will include the addition of sidewalks along all property frontage enhancing the streetscape.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

The use of existing and proposed landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code. Review of the PUD from the City's Landscape Architect found no objections as all landscape is required to meet part 12 of the zoning code.

The treatment of pedestrian ways: Required sidewalks or additional pedestrian circulation shall be provided in accordance with the Comprehensive Plan.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced from Salisbury Road via Corporate Center Parkway. The Site Plan also indicates there will be 3,139 linear feet of vehicle stacking for the proposed school.

Comments from the Traffic Reviewer with Development Services include:

- 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).

The subject site is approximately 6.89 acres and is located on Corporate Center Parkway, a private road which is east of Interstate 95 (I-95), north of J Turner Butler Boulevard (JTB/SR-202), south of Bowden Road, a collector road, and west of Belfort Road, a collector road. Bowden Road between I-95 and Parental Home Road is currently operating at 45% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 16,436 vpd. Belfort Road between J Turner Butler Boulevard and Southpoint Parkway

is currently operating at 80% capacity. This segment currently has a maximum daily capacity of 36,600 vpd and average daily traffic of 29,269 vpd.

The applicant is targeting an enrollment of 715 students (ITE Code 538) which could produce 6,594 daily trips.

(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 6.89-acre parcel is located just east of I-295 and west of Salisbury Road with development surrounding the site being primarily office complexes. Adjacent property to the east is developed as a multifamily development zoned PUD Ord.#2008-0313. There are other similar educational institutions including Kaiser University, Nova Southeastern University and Childs Place Montessori school.

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	BP	IBP	Vacant
East	BP	PUD 2008-0313	Multi-Family Apartments
South	BP	PUD 2008-0313	Multi-Family Apartments
West	BP	IBP	I-95/Warehousing

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: Between the proposed development and the existing multi-family apartment complex is a 100+ feet wide retention pond which acts as a natural buffer between the two developments.

(6) Intensity of Development

The proposed development will be consistent with the Business Park (BP) functional land use category and the proposed development of a school. The PUD is appropriate at this location because it is consistent with the surrounding uses.

The availability and location of utility services and public facilities and services:

Essential services including gas, telephone, water, sewer, cable, and electricity as required to serve the PUD shall be permitted on the site. Water, sanitary sewer, and electricity will be provided by JEA.

(7) Usable open spaces plazas, recreation areas.

Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

(8) Impact on wetlands

Any development that occurs within wetland areas, if any, are required to be permitted in accordance with local, state, and federal 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.

Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. Alternatively, parking may be reviewed and approved by the Transportation Planning Division using the Institute of Transportation Engineers (ITE) Trip Generation Manual. As the site already contains a parking lot, there shall be no maximum parking limitations.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be installed in accordance with the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

The applicant provided photo evidence and sign posting affidavit to the Planning Department on **March 21, 2025** that the Public Notice Signs had been posted on the property.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that the Application for Rezoning Ordinance **2025-0210** be **APPROVED** with the following exhibits:

1. The Original Legal Description dated February 11, 2025.
2. The Original Written Description dated February 5, 2025.
3. The Original Site Plan dated January 22, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0210** be **APPROVED with Condition**.

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).



Aerial View of Subject Property

Source: JaxGIS Maps



View of Subject Property

Source: JaxGIS Maps (January 12, 2025)



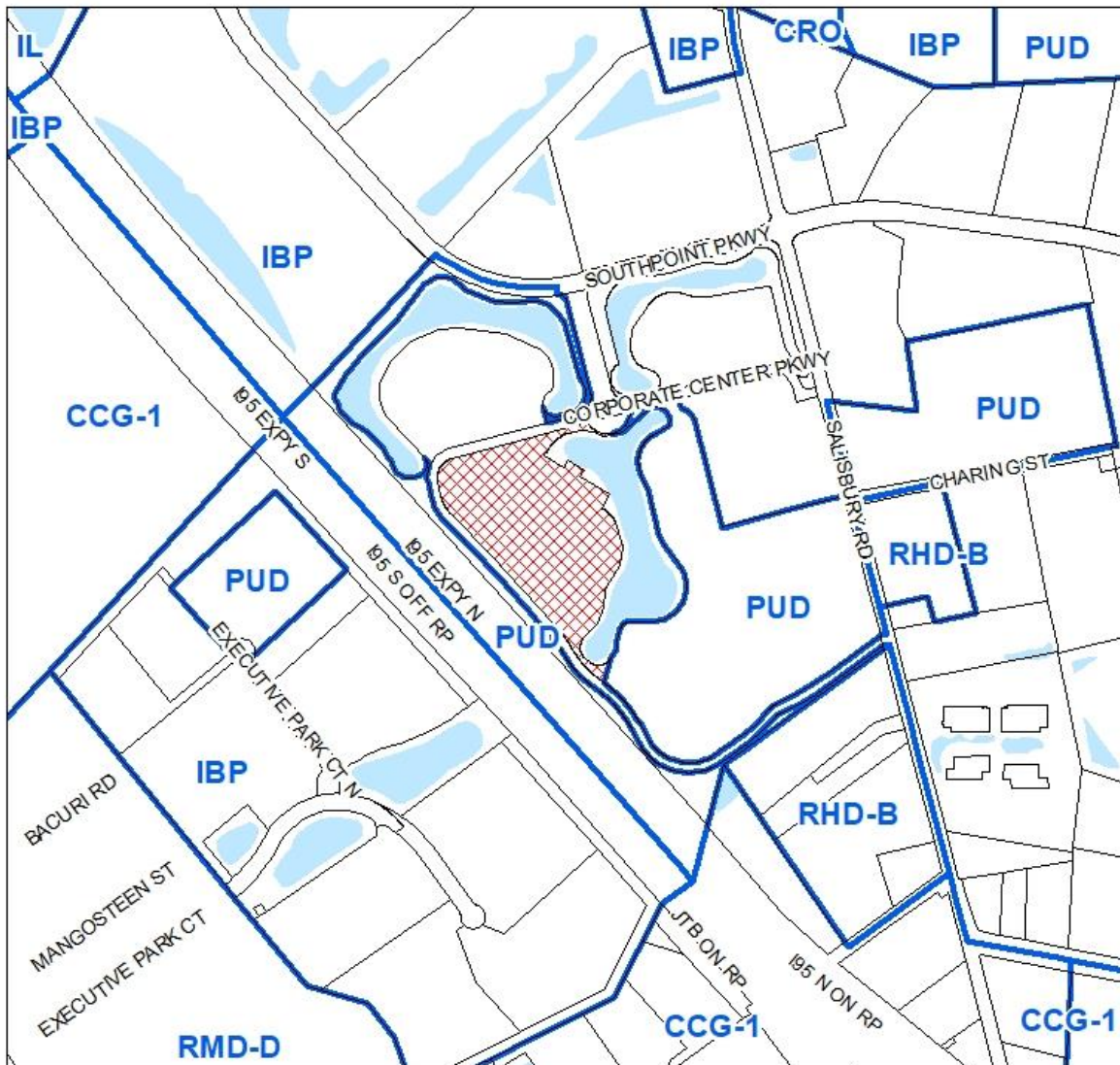
Adjacent Multi-Family Apartment Complex

Source: JaxGIS Maps (January 12, 2025)



View of Subject Property

Source: Google Street View

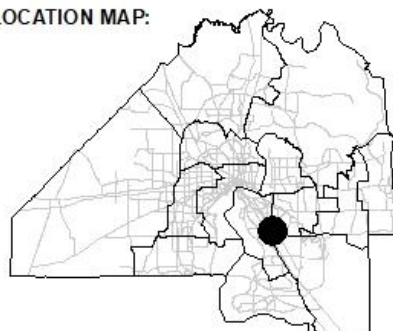


REQUEST SOUGHT:

FROM: IBP

TO: PUD

LOCATION MAP:



0 200 400 800
Feet

COUNCIL DISTRICT:

4

TRACKING NUMBER

T-2025-6090

**EXHIBIT 2
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