

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2018-759 TO**  
**PLANNED UNIT DEVELOPMENT**

**DECEMBER 6, 2018**

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 **2018-759** to Planned Unit Development.

***Location:*** 4455 Atlantic Boulevard between Highland Avenue and Live Oak Lane

***Real Estate Number(s):*** 129468-0000, 129512-0010, 129524-0000, 129688-0000, 129467-0000, 129629-0000

***Current Zoning District:*** Commercial Residential Office (CRO)  
Planned Unit Development (PUD 12-425)

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

***Current Land Use Category:*** Low Density Residential (LDR)  
Residential Professional Institutional (RPI)  
Public Buildings and Facilities (PBF)

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

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

***Owner:*** The Episcopal School of Jacksonville  
4455 Atlantic Boulevard  
Jacksonville, Florida 32207

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

**GENERAL INFORMATION**

Application for Planned Unit Development **2018-759** seeks to rezone approximately 43.52 acres of land from PUD and CRO to PUD. The rezoning to PUD is being sought allow for new manned entry pavilion, realignment of St. Elmo Drive, enhanced campus signage including traffic

directional signage and new landscaped entryway.

### 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.

*(1) 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 Low Density Residential (LDR), Public Buildings and Facilities (PBF) and Residential Professional institutional (RPI) functional land use categories and within the Urban Development Area. The subject site is located between Atlantic Boulevard (SR-10), a principal roadway, and the St. Johns River, between Highland Avenue and Live Oak Lane, both local roads. The Hart Bridge Expressway, a limited-access road, intersects a portion of the subject site.

According to the Future Land Use Element (FLUE), PBF is a broad land use category intended to accommodate major public use or community service activities. Examples of uses permitted in this category include schools, aviation, hospitals, medical clinics, and nursing homes.

RPI in the Urban Area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited Commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicle Miles Traveled. Some permitted uses in the RPI land use category include institutional uses, restaurants, and business and professional office uses.

LDR in the Urban Area is intended to provide for low density residential development. While residential uses are the primary intent of this category, other secondary uses may be permitted including libraries, home occupations, and churches and places of worship.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

*(3) 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): Residential Professional Institutional (RPI) and Public Buildings and Facilities (PBF). 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:

FLUE 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.

FLUE Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE 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 subject property is located within an area that falls within the jurisdiction of the Manatee Protection Plan Boat Facility Siting Zone. According to the Boat Facility Siting Zones of the Manatee Protection Plan, The St Johns River is an acceptable with conditions zone and allows for construction of 5 boat slips per 100 linear feet of shoreline owned. Permits must be approved by the Florida Department of Environmental Protection and the St. Johns River Water Management District. Currently there are no boat facilities on the campus. The rowing facility is located at another location.

CCME Policy 10.1.1 The location of future boat facilities shall be consistent with the recommendations within the Future Land Use Element and the Recreation and Open Space Element of the 2030 Comprehensive Plan, as well as any Vision Plan, and any other special study or plan adopted by the City, such as the Boat Facilities Siting Plan located in the MPP.

Approximately 0.63 of an acre of the subject site is located within either the 0.2 PCT Annual Chance Flood Hazard or AE flood zones. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm of Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. The 0.63 acres remains undeveloped and will not result in damage if flooded.

CCME Policy 1.4.4 The City shall require all development within the 100-year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

*(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. 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 with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The existing campus has several areas of natural open space, recreational fields and plazas. The written description and site plan do not propose any changes to the open space area.

The treatment of pedestrian ways: There is an internal system of walks and paths connecting the various buildings and facilities. There is no proposed change to these walkways.

Traffic and pedestrian circulation patterns: The PUD is proposing revising the entrance for increased security and traffic control. The new design will provide residents using St. Elmo Drive a bypass around the information kiosk and school traffic.

*(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 residential. The uses in the PUD are consistent with the existing school and include administration buildings, classrooms, theater and recreational facilities. Six former residential dwellings on St. Elmo Drive have been converted to administrative offices for the school, but have retained their residential character to blend with the existing residential across the street. The proposed entrance changes will provide a security presence for students and visitors to the 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	St. Johns River		
South	RPI CGC	CRO PUD (09-668)	Ramp for Hart Expressway Racetrac filling station
East	LDR	RLD-60	Single family dwellings
West	PBF	PBF-1/2	Hart Expressway

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: The PUD is proposing new signage that is more than is typically allowed in the CRO or PBF zoning districts. The drawings included in the application indicate the signage will improve entrance identification and directional information. The written description includes the ability to install campus flag poles at various locations. The site plan shows two flag poles at the Atlantic Boulevard entrance. Staff is concerned these will be used for oversized flags that are inappropriate at that location and recommend the

*(6) Intensity of Development*

The proposed development is consistent with the LDR, PBF and RPI functional land use categories as an institutional use. The PUD is appropriate at this location because provide additional security for the school, traffic control and improve identification and directional signage.

*(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.*

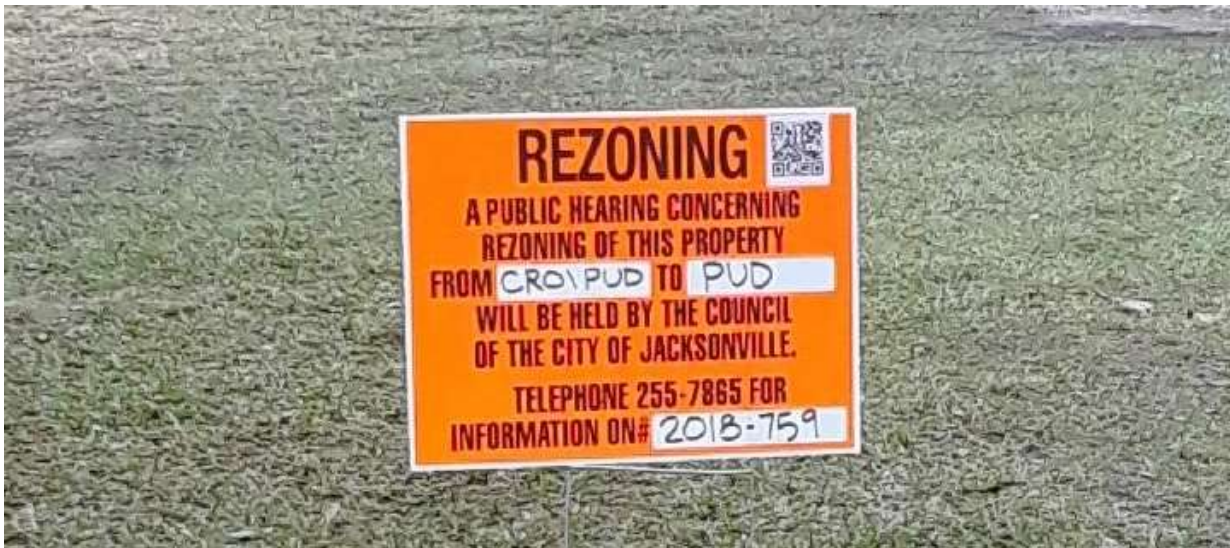
The site will be developed in accordance with Part 6 of the Zoning Code.

*(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 December 6, 2018, 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 **2018-759** be **APPROVED with the following exhibits:**

1. The original legal description dated August 17, 2018.
2. The original written description dated September 28, 2018.
3. The original site plan dated August 15, 2018.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2018-759** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. The flagpoles shown on the site plan on Atlantic Boulevard shall only be allowed the national, state or city flags.
2. The development shall be subject to the Transportation planning Division memorandum dated, November 30, 2018 or as otherwise approved by the Planning and Development Department.
3. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.



Aerial view of future entrance improvements.

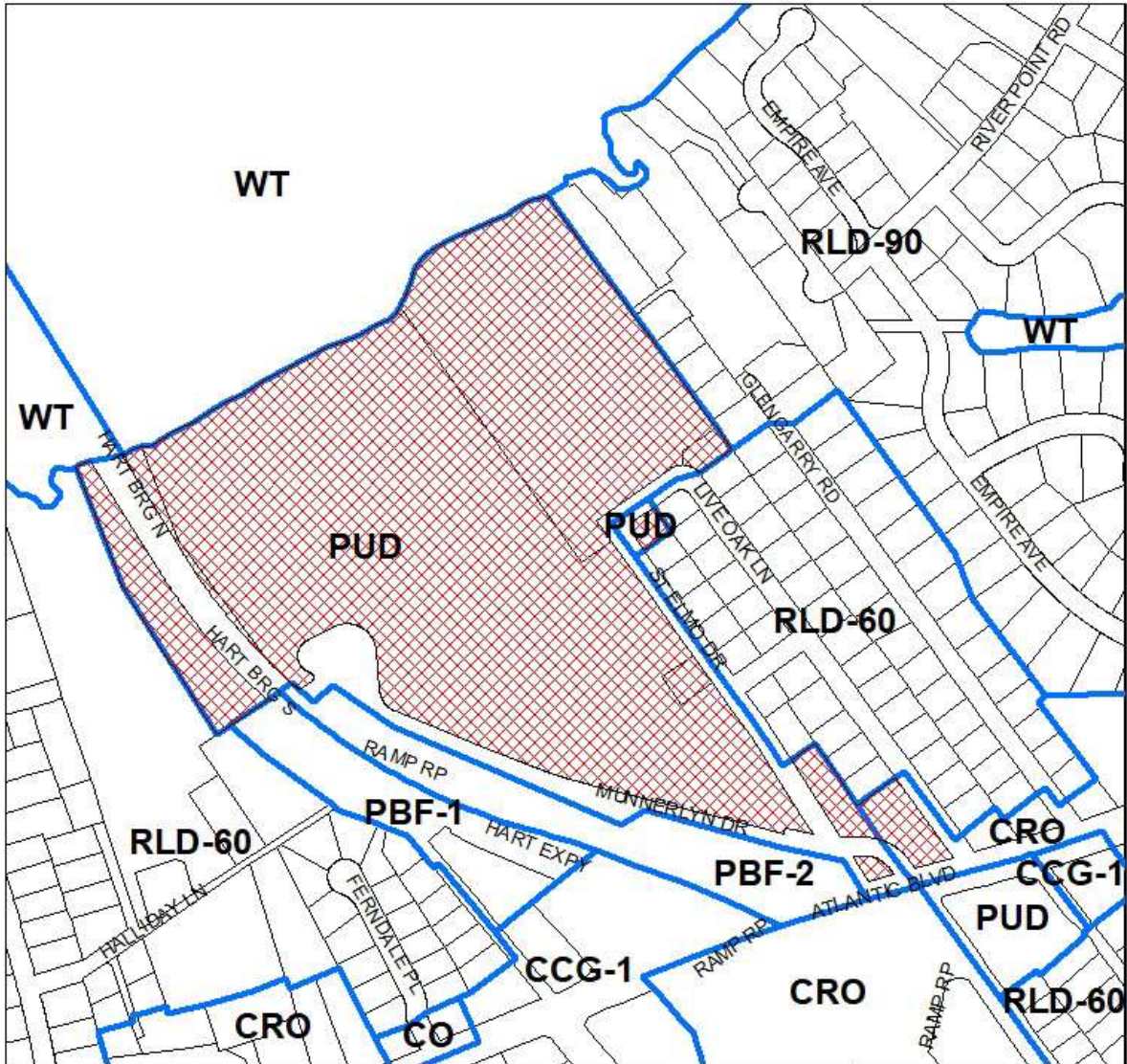




Entrance to Episcopal School. Staff feels two flagpoles would be inappropriate at the entrance.



Aerial view of subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: CRO &amp; PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 155 310 620 Feet</p> <p>COUNCIL DISTRICT: 1 &amp; 5</p>
<p>ORDINANCE NUMBER ORD-2018-0759</p>	<p>TRACKING NUMBER T-2018-1962</p>	<p>PAGE 1 OF 1</p>

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

**DATE:** 11/30/2018

**TO:** Bruce E. Lewis  
City Planner Supervisor

**FROM:** Soliman Peter Salem  
City Planner Supervisor

**SUBJECT: TRANSPORTATION REVIEW OF 2018-59 EPISCOPAL SCHOOL  
ENTRANCE PUD**

\*The Transportation Planning Division conditions the following for approval:

1. Access to the site via Atlantic Boulevard must be subject to FDOT access management guidelines.
2. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are required PUD/Zoning conditions of the Transportation Planning Division unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.
3. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.