

City of Jacksonville, Florida

Lenny Curry, Mayor

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

March 23, 2023

The Honorable Terrance Freeman, 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.: 2023-123 **Application for: East Pointe Church PUD**

Dear Honorable Council President Freeman, 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 Amended Conditions**

This rezoning is subject to the following exhibits:

- 1.) The Original Legal Description dated December 1, 2022
- 2.) The Original Written Description dated December 1, 2022
- 3.) The original Site Plan dated December 1, 2022

Recommended Planning Commission Conditions to the Ordinance: **None**

Planning Commission conditions:

- 1.) The development shall be subject to the Transportation Planning Division memorandum dated March 8, 2023 or as otherwise approved by the Planning and Development Department.

Planning Department conditions:

- 1.) The development shall be subject to the Transportation Planning Division memorandum dated March 8, 2023 or as otherwise approved by the Planning and Development Department.
- 2.) The thrift store use shall be removed from the written description.

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

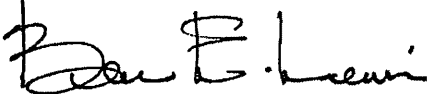
Planning Commission Commentary: There were no speakers in opposition, the Commissioner's discussed the second condition of the Thrift Store Use with the Applicant. After the discussion, the Department and Commissioners were in agreement that the use could remain in the Written Description.

Planning Commission Vote: 6-0

Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Absent
David Hacker	Aye

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
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-123 TO
PLANNED UNIT DEVELOPMENT

MARCH 23, 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 2023-123 to Planned Unit Development.

Location: 270 Kernan Boulevard North between Atlantic Boulevard and Masten Cove Road

Real Estate Number(s): 162225-0500

Current Zoning District(s): Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: T.R. Hanline, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville Florida 32202

Owner: East Pointe Baptist Church, Inc.
270 Kernan Boulevard North
Jacksonville Florida 32225

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2023-123 seeks to rezone approximately 22.62 acres of land from Rural Residential-Acre (RR-Acre) to PUD. The rezoning to PUD is being sought to allow the church, parsonage, pre-K, elementary, and middle schools, day care, community residential homes and thrift store.

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 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. [Copy + Paste ¶ from LU Consistency Review] The PUD proposes to allow the church, parsonage, pre-K, elementary, and middle schools, day care, community residential homes and thrift store.

Compatibility, and intensity of uses are accomplished through appropriate zoning and are an important consideration to the welfare and sustainability of an area. This is especially important to a predominately single-family residential area where a commercial use, a thrift store, is being introduced in this Planned Unit Development. Therefore, while the many of the proposed uses are consistent with the category description of the functional land use category, the intensity and scale of the thrift store is not consistent with the intent of the 2030 Comprehensive Plan. **Staff recommends the thrift store use be eliminated from the PUD**

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

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, if the thrift store is eliminated, 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 for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

Policy 1.1.5 The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides for sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

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.

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.

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.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

(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 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 category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B) **if the thrift store is eliminated from the PUD.**

(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. Churches are exempt from Mobility/Concurrency review. The owner will need to submit a City Dev # Request Form and a site plan.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a variety of uses including church, parsonage, pre-K, elementary, and middle schools, day care, community residential homes and thrift store. 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- Traffic and pedestrian circulation patterns: The site plan shows driveways to the PUD will align with the intersections of Scotts Cove Trail and Mastin Cove Road.
- The use and variety of building groupings: The PUD site plan shows future buildings near Kernan Boulevard with the parking to the rear.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The site plan shows the location of parking areas in close proximity to existing and future uses.
- Compatible relationship between land uses in a mixed use project: The proposed PUD uses will be compatible with each other and not expected to create any adverse impacts to each other.

(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: To the west is a residential subdivision with a wetland buffer along the common property line. To the north is an elementary school and to the south is a drainage ditch and JEA Eater Treatment Plant. To the east 340 feet across Kernan Boulevard and the JEA Electric easment are residential subdivisions.
- 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	LDR	PBF-1	Waterleaf Elem School
South	MDR	PBF-1	JEA water plant
East	LDR	PUD (92-1021)	Carrington Place subdivision
West	LDR	PUD (05-1401)	Waterleaf subdivision

- 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 development site is located approximately 1.15 miles east of Runway 32 at Jacksonville Executive at Craig Airport. The parcel does not lie within a noise contour, however, aircraft noise is present and may be an annoyance to noise sensitive land uses. The property is within the 150 foot height and hazard zone of Craig Airport.

The Jacksonville Airport Authority (JAA) has the following comments.

The FAA requires all airports to protect approach, departure, and circling airspace up to five miles from the air operations area including mitigating potential wildlife attractants. Guidance is provided in Advisory Circular 150/5200-33C Hazardous Wildlife Attractants on or near Airports. Other best practices to reduce wildlife attractants are listed below:

- Keep all trash contained in a proper place
- Eliminate the use of any fruit or berry producing vegetation in landscaping
- Eliminate the use of water features (fountains, ponds, etc.) for aesthetic value
- Do not feed the wildlife (e.g. bird seed, cat food, etc.)
- Report significant wildlife observations to JAA

The parcel does fall within the Airport's FAR Part 77 Surfaces. Development heights should remain below these Surfaces to prevent creating an airspace obstruction for the existing airfield configuration. Airport staff are available to discuss Part 77 limitations in further detail. A 7460-1 Notice of Proposed Construction should be submitted through the FAA's website at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> prior to construction. The FAA will conduct an airspace analysis to determine if the final structures or construction activities, such as the use of a crane, will interfere with flight operations. A Notice to Airmen may be required during construction.

According to the Duval County Florida Archaeological Plan- Phase II Probability Model, the subject property has a combination of low, medium and high probability for the presence of archaeological resources. If this area has been previously surveyed or if it is determined that the site has been too disturbed for the survey to be of benefit by an archaeologist, waiving this requirement will be considered. If archaeological resources are discovered during the construction process, Section 654.122 of the Code of Subdivision Regulations should be followed.

(6) Intensity of Development

The proposed development is consistent with the Low Density Residential (LDR) functional land use category with a church, parsonage, pre-K, elementary, and middle schools, day care, community residential homes and thrift store. Many of the uses in the PUD are appropriate at this location. **However, staff has concerns about the thrift store use because of its commercial nature in a predominately residential area.**

- The existing residential density and intensity of use of surrounding lands: The Kernan Boulevard corridor is predominately single family residential subdivisions with two churches, an elementary school and middle school. Although the intersection of Kernan Boulevard and Atlantic Boulevard is a commercial node, introducing a thrift store ¾ mile from the commercial node is a concern.

The Church of Eleven 22 has a thrift store, “Hope’s Closet” located in the CCG-1 commercial zoning district. The Beach Church in Jacksonville Beach supports the BEAM thrift store which is also located in a Jacksonville Beach (C-1) commercial zoning district.

- The availability and location of utility services and public facilities and services: Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval. Site plan and proposed uses will be evaluated during plan review for any impact to the proposed JEA well head property located at the north east corner of the property. Current proposed site plan does not appear to be an impact to the future use of the parcel. Additional service and design elements will be addressed following applicant’s construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The Traffic Engineer has the following comments.
A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, Chief of the Transportation Division and the traffic reviewer from Development Services. Signal modification, queuing for drop off/pick up and the need for reduced speed school zones will be discussed at this meeting.

(7) Usable open spaces plazas, recreation areas.

The proposed development does not require a 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 identify wetlands on the site. However, 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 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 10, 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 2023-123 be **APPROVED with the following exhibits:**

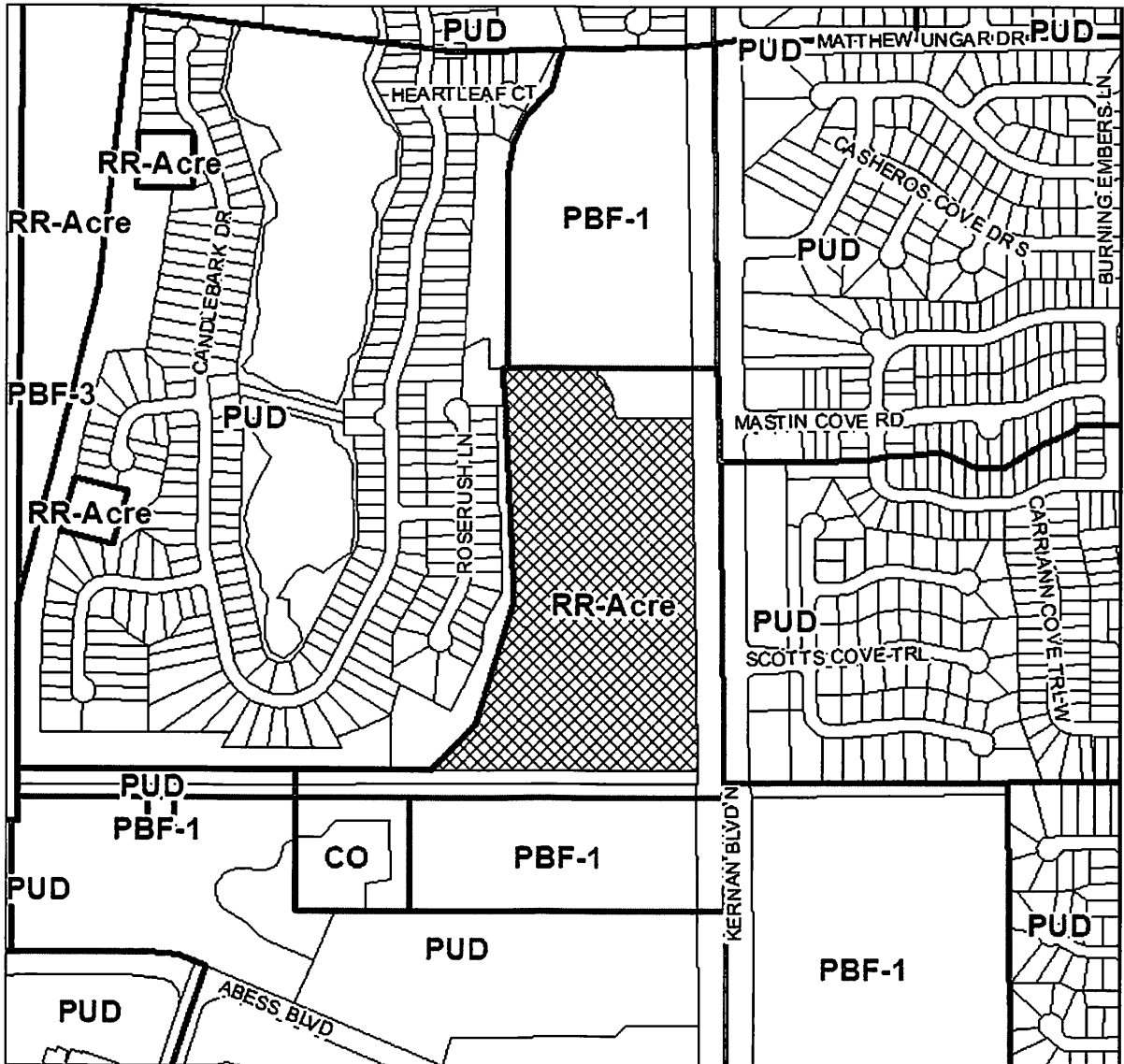
1. The original legal description dated December 1, 2022.
2. The original written description dated December 1, 2022.
3. The original site plan dated December 1, 2022.

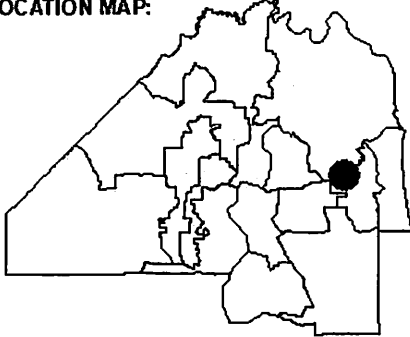
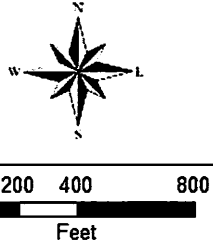
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2023-123 be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. The development shall be subject to the Transportation Planning Division memorandum dated March 8, 2023 or as otherwise approved by the Planning and Development Department.
2. The thrift store use shall be removed from the written description.



Aerial view of subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2023-0123</p>	<p>TRACKING NUMBER</p> <p>T-2022-4669</p>	<p>COUNCIL DISTRICT:</p> <p>2</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>



ONE CITY. ONE
JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

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

MEMORANDUM

DATE: March 8, 2023

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Thalia Fusté, City Planner I
Transportation Planning Division

SUBJECT: Transportation Review: East Pointe Church PUD 2023-0123

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). Signal modification, queuing for drop off/pick up and the need for reduced speed school zones will be discussed at this meeting.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2023-0123 **Staff Sign-Off/Date** BEL / 01/24/2023
Filing Date 02/22/2023 **Number of Signs to Post** 6
Hearing Dates:
1st City Council 03/28/2023 **Planning Commission** 03/23/2023
Land Use & Zoning 04/04/2023 **2nd City Council** N/A
Neighborhood Association GREATER ARLINGTON CIVIC COUNCIL, COMMUNITIES OF EAST ARLINGTON
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4669 **Application Status** PENDING
Date Started 12/01/2022 **Date Submitted** 12/01/2022

General Information On Applicant

Last Name HAINLINE **First Name** T.R. **Middle Name**
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465531 **Fax** 9043960663 **Email** THAINLINE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name EAST POINTE BAPTIST CHURCH, INC.
Mailing Address 270 N. KERNAN BOULEVARD
City JACKSONVILLE **State** FL **Zip Code** 32225
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 162225 0500	2	2	RR-ACRE	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

LDR

Land Use Category Proposed?**If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 22.62**Development Number****Proposed PUD Name** EAST POINTE CHURCH PUD**Justification For Rezoning Application**

SEE EXHIBIT "D".

Location Of Property**General Location**

KERNAN BOULEVARD, NORTHWEST OF ATLANTIC BOULEVARD

House #	Street Name, Type and Direction	Zip Code
270	KERNAN BLVD N	32225

Between Streets

N. KERNAN BOULEVARD and ROSERUSH LANE

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** ☐ A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** ☐ Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** ☐ Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** ☐ Binding Letter.
- Exhibit D** ☐ Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** ☐ Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** ☐ Land Use Table
- Exhibit G** ☐ Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).

Exhibit J Other Information as required by the Department
(i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- | | |
|--|-------------------|
| 1) Rezoning Application's General Base Fee: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 22.62 Acres @ \$10.00 /acre: | \$230.00 |
| 3) Plus Notification Costs Per Addressee | |
| 80 Notifications @ \$7.00 /each: | \$560.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$3,059.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

December 1, 2022

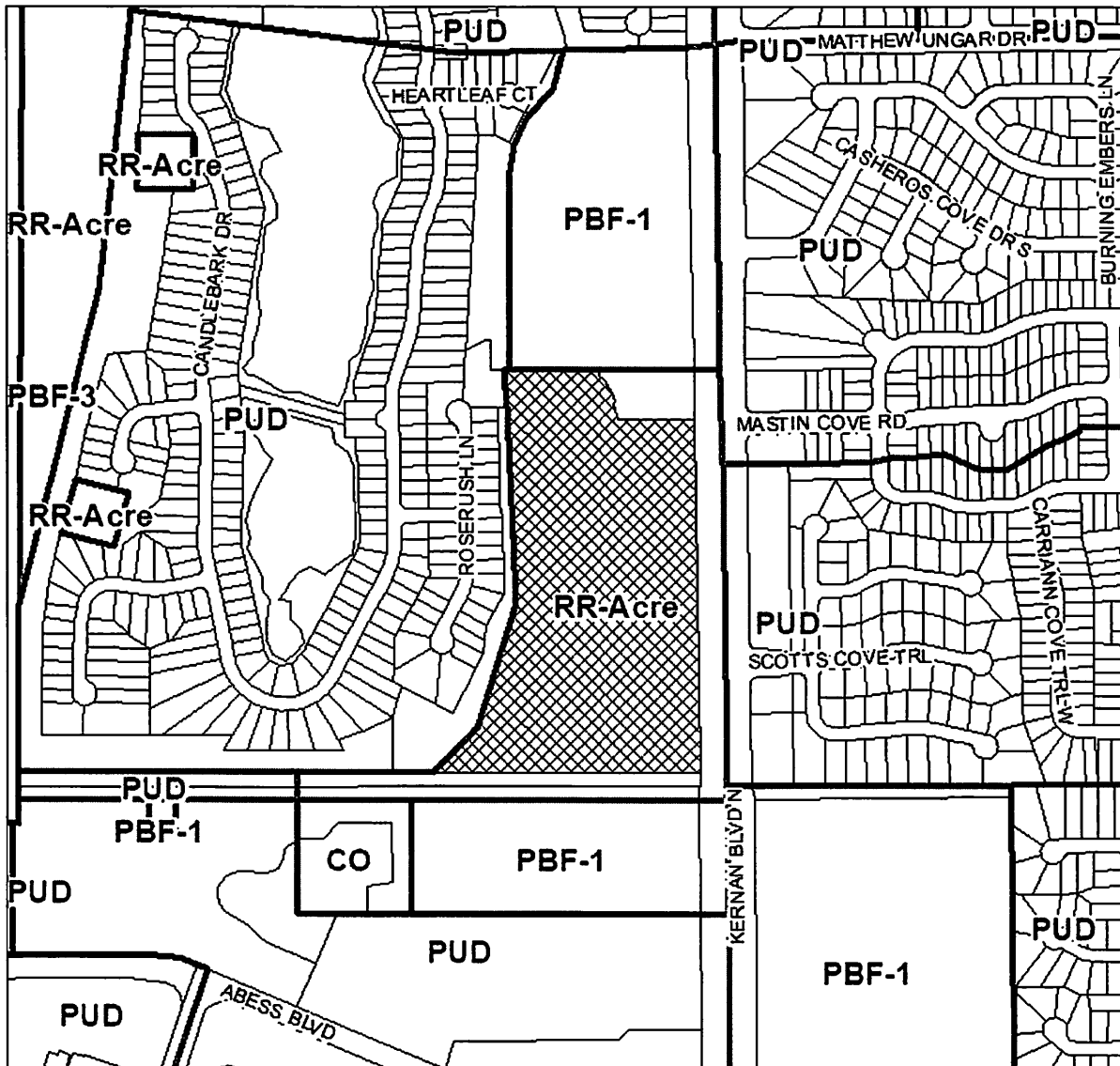
A PORTION OF SECTION 16 AND A PORTION OF THE F. RICHARD GRANT, SECTION 39, ALL IN TOWNSHIP 2 SOUTH, RANGE 28 EAST JACKSONVILLE DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF KERNAN WEST ADDITION, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 63, PAGES 7 THROUGH 10 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE ALONG THE EASTERLY LINE OF LAST MENTIONED PLAT, THE FOLLOWING BEARINGS AND DISTANCES: THENCE NORTH 45°51'59" EAST, 232.42 FEET; THENCE NORTH 16°45'36" EAST, 473.33 FEET; THENCE NORTH 02°44'35" WEST, 844.73 FEET TO A NORTHEASTERLY CORNER OF SAID KERNAN WEST ADDITION; THENCE NORTH 90°00'00" EAST, TO AND ALONG THE SOUTHERLY LINE OF LANDS OF THE DUVAL COUNTY SCHOOL BOARD, AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 13638, PAGE 882, 680.17 FEET TO THE WESTERLY RIGHT-OF-WAY OF KERNAN BOULEVARD NORTH, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 00°50'57" EAST, ALONG LAST MENTIONED RIGHT-OF-WAY, 1459.00 FEET TO THE NORTHERLY LINE OF A 100-FOOT WIDE DRAINAGE EASEMENT AS DESCRIBED IN SAID OFFICIAL RECORDS IN VOLUME 7886, PAGE 2116; THENCE NORTH 90°00'00" WEST, ALONG SAID NORTHERLY EASEMENT LINE 964.67 FEET TO THE POINT OF BEGINNING.

Less and Except:

A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10033, PAGE 2427 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NORTHEASTERLY CORNER OF TRACT F, KERNAN WEST ADDITION, AS RECORDED IN PLAT BOOK 63, PAGE 7, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE INTERSECTION OF THE MOST EASTERLY LINE OF SAID TRACT F, KERNAN WEST ADDITION, WITH THE MOST SOUTHERLY LINE OF TRACT F, KERNAN WEST, AS RECORDED IN PLAT BOOK 62, PAGE 23, OF SAID PUBLIC RECORDS; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY LINE OF TRACT F, KERNAN WEST AND ITS EASTERLY EXTENSION, ALSO BEING THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10033, PAGE 2427, 680.17 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF KERNAN

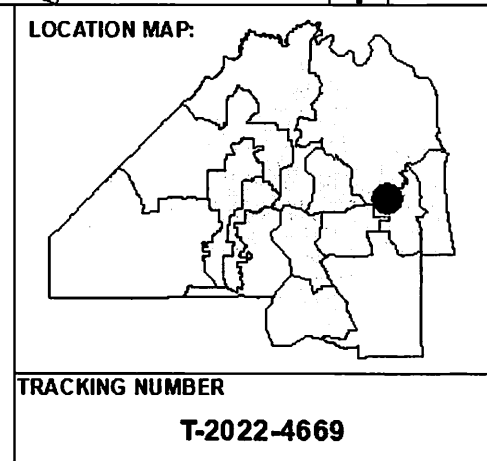
BOULEVARD NORTH (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND THE **POINT OF BEGINNING**; THENCE SOUTH 00 DEGREES 50 MINUTES 57 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 179.28 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, LEAVING SAID WESTERLY RIGHT OF WAY LINE, 273.93 FEET; THENCE NORTH 19 DEGREES 03 MINUTES 20 SECONDS WEST, 59.34 FEET; THENCE NORTH 28 DEGREES 17 MINUTES 08 SECONDS EAST, 13.12 FEET; THENCE NORTH 12 DEGREES 26 MINUTES 15 SECONDS WEST, 22.68 FEET; THENCE NORTH 29 DEGREES 17 MINUTES 32 SECONDS WEST, 27.41 FEET; THENCE NORTH 33 DEGREES 59 MINUTES 43 SECONDS WEST, 33.05 FEET; THENCE NORTH 50 DEGREES 59 MINUTES 59 SECONDS WEST, 24.93 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 22.47 FEET TO AFORESAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10033, PAGE 2427, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTHERLY LINE, 340.58 FEET TO THE POINT OF BEGINNING.



REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD



COUNCIL DISTRICT:
2

EXHIBIT 2
PAGE 1 OF 1

EAST POINTE BAPTIST CHURCH, INC., a
Florida not for profit corporation

By: [Signature]
Name: David P. Patrick
Title: Senior Pastor

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of (check one)
 physical presence or online notarization, this 8th day of November, 2022, by
David P. Patrick, as Senior Pastor of EAST POINTE BAPTIST CHURCH, INC., a Florida
not for profit corporation, on behalf of the corporation. S/He (check one) is personally known
to me, or has produced a valid driver's license as identification.

[Signature]
Notary Public, State of Florida and county aforesaid
Name: Jill Mericle
My Commission Expires: _____
My Commission Number is: _____



East Pointe Church PUD

December 1, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE #: 162225-0500
- B.** Current Land Use Designation: LDR
- C.** Current Zoning District: RR-Acre
- D.** Proposed Zoning District: PUD
- E.** Proposed Land Use Designation: LDR

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

The applicant proposes to rezone approximately 22.62 acres of property along Kernan Boulevard North located west of Kernan Boulevard and north of Atlantic Boulevard. The property is more particularly described by the legal description attached to this ordinance as **Exhibit "1"** (the "Property"). As described below, the PUD zoning district is being sought to provide for the redevelopment of the Property with elementary school, middle school, pre-K school, day care center, Church and other Church-related uses (the "PUD"). The PUD shall be developed in accordance with this PUD Written Description and the site plan attached as **Exhibit "4"** to this ordinance (the "Site Plan").

The Property currently contains the East Pointe Church campus. The Church will remain on the Property. The redevelopment of the Property with the addition of the above-described uses, as shown on the Site Plan, will help the Church meet the needs of its congregation and the community. The single parcel that comprises the Property is designated as Low Density Residential ("LDR") on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and is within the Suburban Development Area.

The planned facilities and enhancements will serve both the Church and community in the coming decades by providing increased functionality, more economical and efficient use of space and resources, and by providing excellent programs for both women and children, which will fulfill an important mission of outreach.

III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	MDR, PBF, RPI	PBF-1, CO, PUD	JEA Water Treatment Plant, Multi-Family Residential
East	LDR	PUD	Single Family Residential
North	LDR	PBF-1, PUD	Elementary School, Single Family Residential
West	LDR, PBF	PUD	Single Family Residential

IV. PERMITTED USES

A. Maximum Densities/Intensities

The Property will be developed consistent with the operative provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the LDR Suburban Area land use designation.

B. PUD Conceptual Site Plan and Parcels

The Site Plan shows the proposed PUD layout, including the access points, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

All uses within the PUD may be integrated horizontally or vertically, and also may include associated shared parking.

C. Permitted Uses

1. Permitted uses and structures.

- a. Foster care homes.
- b. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
- c. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.

- d. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.
- e. Churches meeting the performance standards and development criteria set forth in Part 4, including Church-related uses such as sanctuaries, chapels, rectories, parsonages, friaries, fellowship halls, Sunday schools, offices, convents, prayer and counseling services, Church/convent store for the sale of gifts, books, clothing and other similar goods and items, community recreation facilities, drive-thrus for the purpose of accepting and offering donations to the Church/convent or the Church/convent store, coffee shop and other similar Church-related uses.
- f. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
- g. Schools meeting the performance standards and development criteria set forth in Part 4.
- h. Day care centers meeting the performance standards and development criteria set forth in Part 4.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures.*

- a. *Minimum lot width*—None.
- b. *Maximum lot coverage by all buildings*—Fifty percent (50%).
- c. *Minimum Setback of Principal Structures from Boundary of the Property*—Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.
- d. *Maximum height of structures.* Forty-five (45) feet.

D. Distance Limitations

For permitted uses within the PUD, any and all distance limitations and prohibitions found in Part 4 of the Zoning Code are waived and do not apply with regard to the distance between the residence of a sexual predator and the location of a day care center and/or from applicable uses within this PUD.

E. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development.

F. Height Limitations

Decorative rooftop structures are not included in the maximum height, including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

As shown on the Site Plan, access to the Property shall be provided on Kernan Boulevard. Interior access drives will be privately owned and maintained by the owner, an owners' association and/or a management company and may be gated. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

G. Signage

Signage shall be permitted in accordance with Part 13 of the Zoning Code for properties within the PBF-3 zoning district, except as set forth below. The PUD identity, multiple uses, owners, and/or tenants may be identified on all signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity.

1. Project Identity Monument Signs on Kernan Boulevard.

A maximum of two (2) project identity monument signs will be permitted along Kernan Boulevard for the project. These signs may be two sided and internally or externally illuminated. These monument signs will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

2. Other Signs.

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of ten (10) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary signs such as construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.

H. Architectural Guidelines

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

D. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

E. Site Plan

The configuration of the development as depicted in the Site Plan is conceptual, and revisions to the Site Plan, including but not limited to the locations of the access points, internal circulation, pond(s), trash compactor, parking, buildings, and garages, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

F. Phasing

The Property may be developed in a single phase by a single developer or in multiple phases by multiple developers. Verifications of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed. Required parking will be provided, as necessary, for each proposed use included herein and on the Site Plan at the time each respective portion of the Property is developed.

I. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, except that shared parking is permitted to satisfy parking required for multiple uses subject to the review and approval of the Planning and Development Department. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue.

J. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

G. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

H. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on November 18, 2022.

VII. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes to redevelop an under-utilized property, which will help the Church meet the needs of its congregation and the community. The development of Elementary School, Middle School, Pre-K School, Day Care Center, Church and other Church-related uses within the LDR Suburban land use category of the Comprehensive Plan will help strengthen and sustain surrounding uses. The planned facilities and enhancements will serve both the Church and community in the coming decades by providing increased functionality, more economical and efficient use of space and resources, and by providing excellent programs for both women and children, which will fulfill an important mission of outreach.

The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses;
- Internal and external vehicular connectivity;
- Pedestrian-friendly environment;
- Creation of employment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the applicant and successors to the PUD Written Description and Site Plan, unless modified; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations from the landscaping provisions consistent with the integrated design of this PUD; it includes variations from the distance limitations and prohibitions found in Part 4 of the Zoning Code; and it includes shared parking.

Element	Zoning Code	Proposed PUD	Reasoning
Uses	<p>RLD</p> <p><i>Permitted uses and structures.</i></p> <ul style="list-style-type: none"> (1) Single-family dwellings. (2) Townhomes (RLD-TNH only) (3) Foster care homes. (4) Family day care homes meeting the performance standards and development criteria set forth in Part 4. (5) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.. (6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4. (7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4. (8) Golf courses meeting the performance standards and development criteria set forth in Part 4. (9) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4. (10) Country clubs meeting the performance standards and development criteria set forth in Part 4. (11) Home occupations meeting the performance standards and development criteria set forth in Part 4. (12) Detached Accessory Dwelling Unit (RLD-TND only). (b) <i>Permitted accessory uses and structures. See Section 656.403.</i> 	<p><i>Permitted uses and structures.</i></p> <ul style="list-style-type: none"> (1) Foster care homes. (2) Family day care homes meeting the performance standards and development criteria set forth in Part 4. (3) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.. (4) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4. (5) Churches meeting the performance standards and development criteria set forth in Part 4, including Church-related uses such as sanctuaries, chapels, rectories, parsonages, friaries, fellowship halls, Sunday schools, offices, convents, prayer and counseling services, Church/convent store for the sale of gifts, books, clothing and other similar goods and items, community recreation facilities, drive-thrus for the purpose of accepting and offering donations to the Church/convent or the Church/convent store, coffee shop and other similar Church-related uses. (6) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4. (7) Schools meeting the performance standards and development criteria set forth in the Part 4. (8) Day care centers meeting the performance standards and development criteria set forth in Part 4. 	<p>To allow for development of the Property with Elementary School, Middle School, Pre-K School, Day Care Center, Church and other Church-related uses.</p>

	<p>(c) <i>Permissible uses by exception.</i></p> <p>(1) Cemeteries and mausoleums but not funeral homes or mortuaries.</p> <p>(2) Schools meeting the performance standards and development criteria set forth in the Part 4.</p> <p>(3) Borrow pits subject to the regulations contained in Part 9.</p> <p>(4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Reserved.</p> <p>(6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Animals other than household pets meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Detached Accessory Dwelling Unit (RLD-TND only).</p>		
<p>Lot Requirements</p>	<p>RLD</p> <p><i>Minimum lot requirements (width and area).</i> For single-family dwellings the minimum lot requirements (width and area), except as otherwise required for certain other uses, are as follows:</p> <p>(1) Width:</p> <p>(i) RLD-120—120 feet.</p> <p>(ii) RLD-100A—100 feet.</p> <p>(iii) RLD-100B—100 feet.</p> <p>(iv) RLD-90—90 feet.</p> <p>(v) RLD-80—80 feet.</p> <p>(vi) RLD-70—70 feet.</p> <p>(vii) RLD-60—60 feet.</p> <p>(viii) RLD-50—50 feet.</p> <p>(ix) RLD-40—40 feet.</p> <p>(x) RLD-TND—40 feet (requires access</p>	<p><i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures.</i></p> <p>a. <i>Minimum lot width—None.</i></p> <p>b. <i>Maximum lot coverage by all buildings—Fifty percent (50%).</i></p> <p>c. <i>Minimum Setback of Principal Structures from Boundary of the Property—Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.</i></p> <p>d. <i>Maximum height of structures. Forty-five (45) feet.</i></p>	<p>To allow for flexible interior site design.</p>

from an alley, or detached garage located behind the home).

(xi) RLD-TNH—15 feet; 25 end unit; and See Section 656.414.

(2) Area:

(i) RLD-120—43,560 square feet.

(ii) RLD-100A—21,780 square feet.

(iii) RLD-100B—14,000 square feet.

(iv) RLD-90—9,900 square feet.

(v) RLD-80—8,800 square feet.

(vi) RLD-70—7,200 square feet.

(vii) RLD-60—6,000 square feet.

(viii) RLD-50—5,000 square feet.

(ix) RLD-40—4,000 square feet.

(x) RLD-TND—4,000 square feet.

(xi) RLD-TNH—See Section 656.414.

Maximum lot coverage by all buildings and structures as listed below. Impervious surface ratios as required by Section 654.129.

(1) RLD-120—25 percent.

(2) RLD-100A, RLD-100B—40 percent.

(3) RLD-90, RLD-80, RLD-70—45 percent.

(4) RLD-60, RLD-50, RLD-40—50 percent.

(5) RLD-TND—65 percent.

Minimum yard requirements. The minimum yard requirements for all uses and structures are as follows; provided, however that unenclosed front porches may extend five feet into the required front yard setback, and side opening garages may extend five feet into the required front yard setback as long as the garage doors do not face the street in the RLD-120, RLD-100A, RLD-100B, RLD-90, RLD-80, RLD-70, RLD-60, RLD-50, and RLD-40 Zoning Districts.

(1) RLD-120:

(i) Front—25 feet.

(ii) Side—7.5 feet.

(iii) Rear—10 feet.

(2) RLD-100A:

(i) Front—25 feet.

(ii) Side—7.5 feet.

(iii) Rear—10 feet.

(3) RLD-100B:

(i) Front—20 feet.

(ii) Side—7.5 feet.

(iii) Rear—10 feet.

(4) RLD-90:

(i) Front—20 feet.

(ii) Side—5 feet.

(iii) Rear—10 feet.

(5) RLD-80:

(i) Front—20 feet.

(ii) Side—5 feet.

(iii) Rear—10 feet.

	<p>(6) RLD-70: (i) Front—20 feet. (ii) Side—5 feet. (iii) Rear—10 feet.</p> <p>(7) RLD-60: (i) Front—20 feet. (ii) Side—5 feet. (iii) Rear—10 feet.</p> <p>(8) RLD-50: (i) Front—20 feet. (ii) Side—5 feet. (iii) Rear—10 feet.</p> <p>(9) RLD-40: (i) Front—20 feet. (ii) Side—3 feet. (iii) Rear—10 feet.</p> <p>(10) RLD-TND (requires access from an alley or detached garage located behind the home): (i) Front—5 to 20 feet. (ii) Second Front Yard—10 feet. (iii) Side—3 feet. (iv) Rear—10 feet.</p> <p>(11) RLD-TNH: See Section 656.414.</p> <p><i>Maximum height of structures. 35 feet.</i></p>		
<p>Signage</p>	<p>Assembly and institutional uses located in residential zoning districts, other than in historic districts designated under Chapter 307, Ordinance Code—</p> <p>(1) One nonilluminated or externally illuminated monument sign not exceeding 12 square feet in area is permitted; or</p> <p>(2) One nonilluminated or externally illuminated monument sign not exceeding a maximum of 24 square feet in area may be allowed, provided it is specifically authorized in the grant of zoning exception, and further provided that the following performance standards and development criteria are met:</p> <p>(i) The sign shall be located no closer than 50 feet from a residential use located in a residential zoning district and may not be located in a required front yard;</p> <p>(ii) The sign must not exceed eight feet in height;</p> <p>(iii) Illumination associated with the sign must be external, provided that the source of such illumination shall be designed, installed and maintained in a manner which prevents any glare or light from shining onto residentially used property; or</p> <p>(3) One nonilluminated or externally illuminated monument sign not exceeding one square foot in area for each five linear feet of street frontage, per street, to a maximum of 50 square feet, provided the signs are located no closer than 200 feet apart, as measured by a straight line between such signs, and further provided that the sign(s) are located on a street classified as a collector street or higher,</p>	<p>Signage shall be permitted in accordance with Part 13 of the Zoning Code for properties within the PBF-3 zoning district, except as set forth below. The PUD identity, multiple uses, owners, and/or tenants may be identified on all signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity.</p> <p>1. Project Identity Monument Signs on Kernan Boulevard.</p> <p>A maximum of two (2) project identity monument signs will be permitted along Kernan Boulevard for the project. These signs may be two sided and internally or externally illuminated. These monument signs will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.</p> <p>2. Other Signs.</p> <p>Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of ten (10) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control</p>	<p>To ensure adequate signage that is consistent with similar developments.</p>

	<p>and the following performance standards and development criteria are met:</p> <p>(i) The sign shall be located no closer than 100 feet from a principal residential structure located in a residential zoning district and may not be located in a required front yard;</p> <p>(ii) The sign must be a sign, not exceeding 12 feet in height;</p> <p>(iii) Illumination associated with the sign must be external, provided that the source of such illumination shall be designed, installed and maintained in a manner which prevents any glare or light from shining onto residentially used property.</p> <p>(4) For purposes of this Part assembly and institutional uses shall include, but are not limited to, churches, schools, lodges.</p> <p>(5) These provisions shall not apply to any assembly or institutional use located in a residential zoning district located within a historic district designated under Chapter 307, Ordinance Code. It is intended that signs within residentially zoned areas of historic districts shall be governed by specific provisions within the historic district zoning overlay regulations for the particular district or by Section 656.1303(a) hereinabove, until such time as such regulations are adopted.</p>	<p>Devices with decorative post(s) and finials.</p> <p>Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>Temporary signs such as construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.</p>	
Parking	Part 6 of the Zoning Code.	Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, except that shared parking is permitted to satisfy parking required for multiple uses subject to the review and approval of the Planning and Development Department. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue.	To provide for parking consistent with the marketplace.
Distance Limitations	Part 4 of the Zoning Code.	For permitted uses within the PUD, any and all distance limitations and prohibitions found in Part 4 of the Zoning Code are waived and do not apply with regard to the distance between the residence of a sexual predator and the location of a day care center and/or from applicable uses within this PUD.	This assists the applicant in developing the Property.

IX. PERMISSIBLE USES BY EXCEPTION

All uses permissible by exception in the RLD zoning districts.

X. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit "F."**

XI. PUD REVIEW CRITERIA

A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the LDR Suburban land use category. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

FLUE 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.

FLUE Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

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 1.1.18. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE 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.

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Objective 6.3. The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency and Mobility Management System.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities.

H. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. Listed Species Regulations: The Property is less than fifty (50) acres in size, so a listed species survey is not required.

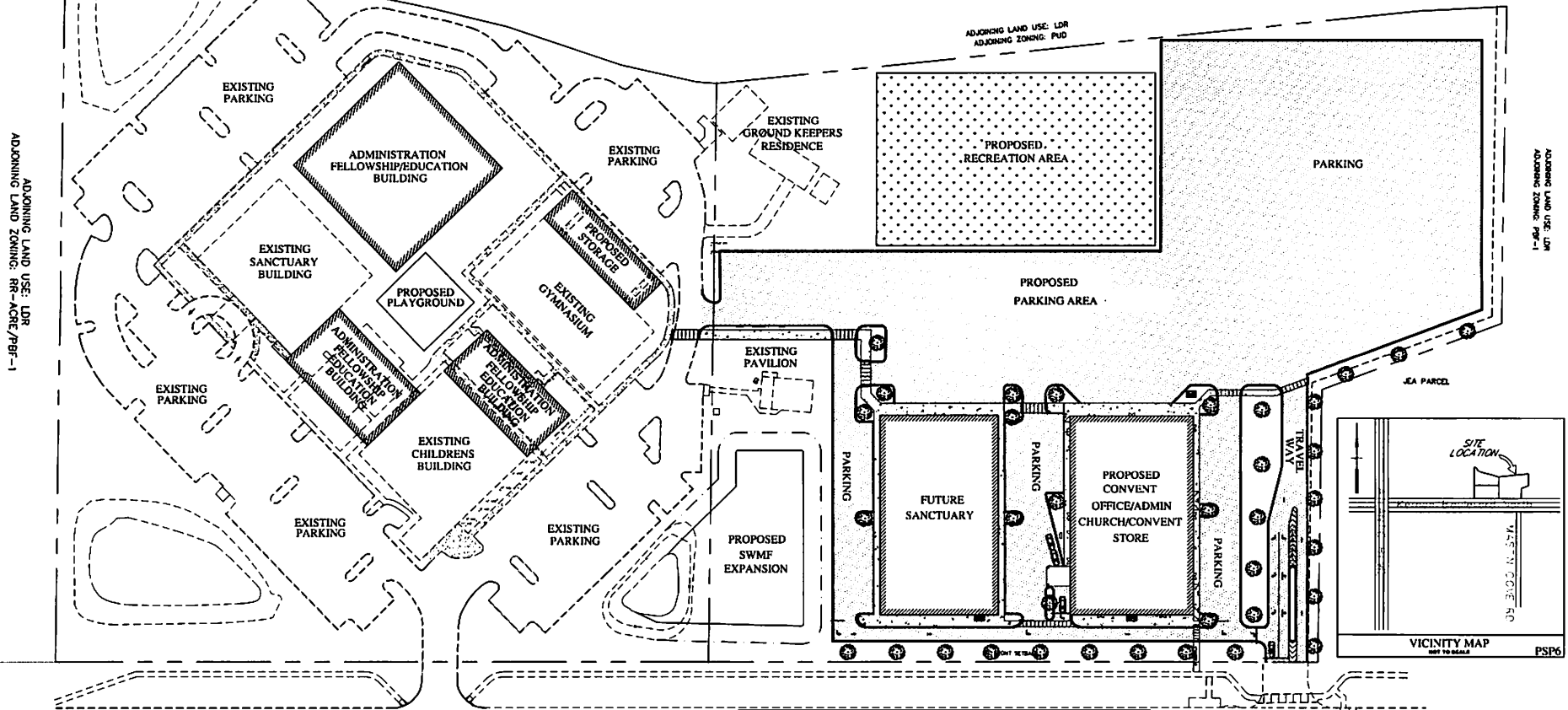
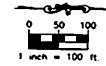
J. Parking Including Loading and Unloading Areas: The PUD provides ample off-street parking.

K. Sidewalks, Trails, and Bikeways: The PUD will comply with the Zoning Code with regards to Sidewalks, Trails, and Bikeways. Furthermore, the location of the PUD contributes to the connectivity and walkability of the area.

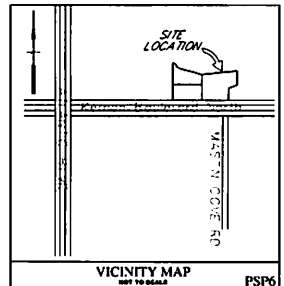
EAST POINTE BAPTIST CHURCH

270 KERNAN BLVD NORTH, 32225

PUD EXHIBIT



Kernan Boulevard North



LEGEND	
	PROPOSED RECREATIONAL AREA
	PROPOSED STORM WATER FACILITY
	EXISTING STORM WATER FACILITY
	EXISTING BUILDING
	EXISTING VEHICLE USE AREA
	EXISTING PROPERTY LINE
	PROPOSED VEHICLE USE AREA
	PROPOSED CONCRETE
	PROPOSED BUILDING
	PROPOSED LANDSCAPE
	PROPOSED B&E RACK

EXHIBIT F

PUD name

East Pointe Baptist Church

Total Gross Acreage	22.62 acres	100.00 %
Amount of each different land use by acreage		
Single family	0.00 Acres	0.00 %
Total number of units	0 D.U.	
Multiple family	0.00 Acres	0.00 %
Total number of units	0 D.U.	
Commercial	0.00 Acres	0.00 %
Industrial	0.00 Acres	0.00 %
Other land use	7.62 Acres	33.69 %
Active recreation and/or open space	4.50 Acres	19.89 %
Passive open space, wetlands or ponds	10.50 Acres	46.42 %
Public and/or private right-of-way	0.00 Acres	0.00 %
Maximum coverage of non-residential buildings or structures	492,663 Sq. ft.	50 %



Availability Letter

Jill Mericle

8/11/2021

East Pointe Baptist Church
270 KERNAN BLVD N
JACKSONVILLE, Florida 32225

Project Name: Rezoning
Availability #: 2021-3623

Attn: Jill Mericle

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-3623

Request Received On: 8/9/2021

Availability Response: 8/11/2021

Prepared by: Roderick Jackson

Expiration Date: 08/11/2023

Project Information

Name: Rezoning

Address: 270 KERNAN BLVD N, JACKSONVILLE, FL 32225

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 566

Parcel Number: 162225 0300

Location: East Pointe Church, between waterleaf elementary and JEA

Description: rezoning

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Ex 1-inch service can be used if in good condition and not in conflict with proposed construction

Connection Point #2: Ex 1.5-inch service can be used if in good condition and not in conflict with proposed construction

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Arlington East

Connection Point #1: Ex service can be used if in good condition and not in conflict with proposed construction

Connection Point #2:

Sewer Special Conditions:

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: