

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

November 3, 2022

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.: 2022-756 **Application for: Bassett Road 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: **Deny**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated July 14, 2022**
- 2. The original written description dated August 15, 2022**
- 3. The original site plan dated May 5, 2022**

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

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

Planning Commission Commentary: There were no speakers in opposition. The Commissioners were concerned about using the PUD application to request a larger sign. However, they felt it was close enough to a commercial area to justify the larger signs.

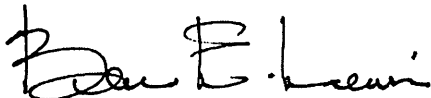
Planning Commission Vote: 6-1

Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye

Marshall Adkison	Aye
Daniel Blanchard	Nay
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 2022-756 TO****PLANNED UNIT DEVELOPMENT****NOVEMBER 3, 2022**

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 2022-756 to Planned Unit Development.

Location: 1845 Bassett Boulevard between Lem Turner Road and Madison Avenue

Real Estate Number(s): 032146-0000

Current Zoning District(s): Commercial Residential Office (CRO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: Northwest, District 5

Applicant/Agent: Lilyann Linehan
WGI
3111 West Dr. Martin Luther King, Jr. Boulevard
Suite 375
Tampa Florida 33607

Owner: Leanne Hernandez
IPS Enterprises, Inc.
2115 West Pike Boulevard
Weslaco Texas 78596

Staff Recommendation: **DENY**

GENERAL INFORMATION

Application for Planned Unit Development 2022-756 seeks to rezone approximately 26.41 acres of land from Commercial Residential Office (CRO) to PUD. A school is a permitted use in the CRO Zoning District, the owner is using the PUD to allow a larger ground sign and wall sign than allowed in the CRO Zoning District.

The CRO Zoning District allows a monument sign not to exceed 24 sq. ft. and 12 ft. in height. The PUD is requesting a 49 sq. ft. sign, 17 feet high. In addition, the sign will be an electronic message board, which is not allowed in the CRO Zoning District. The existing zoning district allows one 24 sq. ft. wall sign while the owner is asking for 221 sq. ft. for wall signs. The applicant has not provided any justification for the larger signs or that larger signs are necessary for the success of their school.

The owner could apply for a Sign Waiver. However there is a limitation to the amount the sign area may be increased. The waiver allows a sign to be increased 25 percent of the maximum size area allowed or ten square feet in area, whichever is less. Through this waiver, the sign could be increased to 32 sq. ft.

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?

No. When applying the criteria of consistency with the 2030 Comprehensive Plan, the combined factors of the goals, objectives and policies of the plan along with the appropriate Functional Land Use Categories are used. Thus, the fact that the density of a proposed residential development does not exceed the gross density threshold of the land use category does not ensure overall consistency with the 2030 Comprehensive Plan. The transition, 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 residential area where commercial sized ground and wall signs are being introduced, as is proposed in this Planned Unit Development. Therefore, while the proposed uses are consistent with the category description of the functional land use category, the intensity and scale of the project is **not consistent** with the intent of the 2030 Comprehensive Plan.

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

No. This proposed rezoning to Planned Unit Development is **inconsistent** with the 2030 Comprehensive Plan, and **does not** further the following goals, objectives and policies contained herein, including:

Future Land Use Element:

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.

The PUD application does not offer any innovative planning or smart growth techniques. The application is being used to circumvent the intent of the Zoning Code.

3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character ... and meets design criteria set forth in the Land Development Regulations.

The PUD is requesting signs that are commercial in size with internal illumination and an electronic changing message device in an area that is predominately residential. The PUD is not maintaining the residential character of the neighborhood.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 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). The Planning and Development Department finds that the proposed PUD is **inconsistent** with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a private school. 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:

- The streetscape: The intended plan of development shows a building and parking adjacent to Bassatt Road. Athletic fields and additional parking are located behind the building.
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreational areas are located behind the proposed school buildings.
- The use of existing and proposed landscaping: The intended plan of development indicates that landscaping will comply with Part 12 of the zoning Code.
- The treatment of pedestrian ways: A sidewalk is shown along Bassett Road with a pedestrian path from the sidewalk to the school.
- The use of topography, physical environment and other natural features: The Site Plan shows no impact to the existing wetlands and marsh along the Trout River.
- Traffic and pedestrian circulation patterns: Two access points on Bassett Road are proposed with adequate on-site stacking lanes

(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 **not** achieved by the following:

- 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			Trout River
South	LDR	RLD-60	Single family dwellings
East	LDR	RLD-60	Single family dwellings
West	ROS	PBF-1	COJ Riverview Park

CGC CCG-2 Commercial center

- 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 being used to request signs that are of a commercial size, which is not appropriate for the predominately residential area.

(6) Intensity of Development

The proposed development is consistent with the Residential Professional Institutional (RPI) functional land use category. The primary use of a school is appropriate at this location due to its proximity to Lem Turner Road and residential area.

- The existing residential density and intensity of use of surrounding lands: However the proposed larger signs are not in character with the existing residential uses.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area and

(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. However, the written description states “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 November 3, 2022, 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 **2022-756** be **DENIED** with the following exhibits:

1. The original legal description dated July 14, 2022
2. The original written description dated August 15, 2022
3. The original site plan dated May 5, 2022



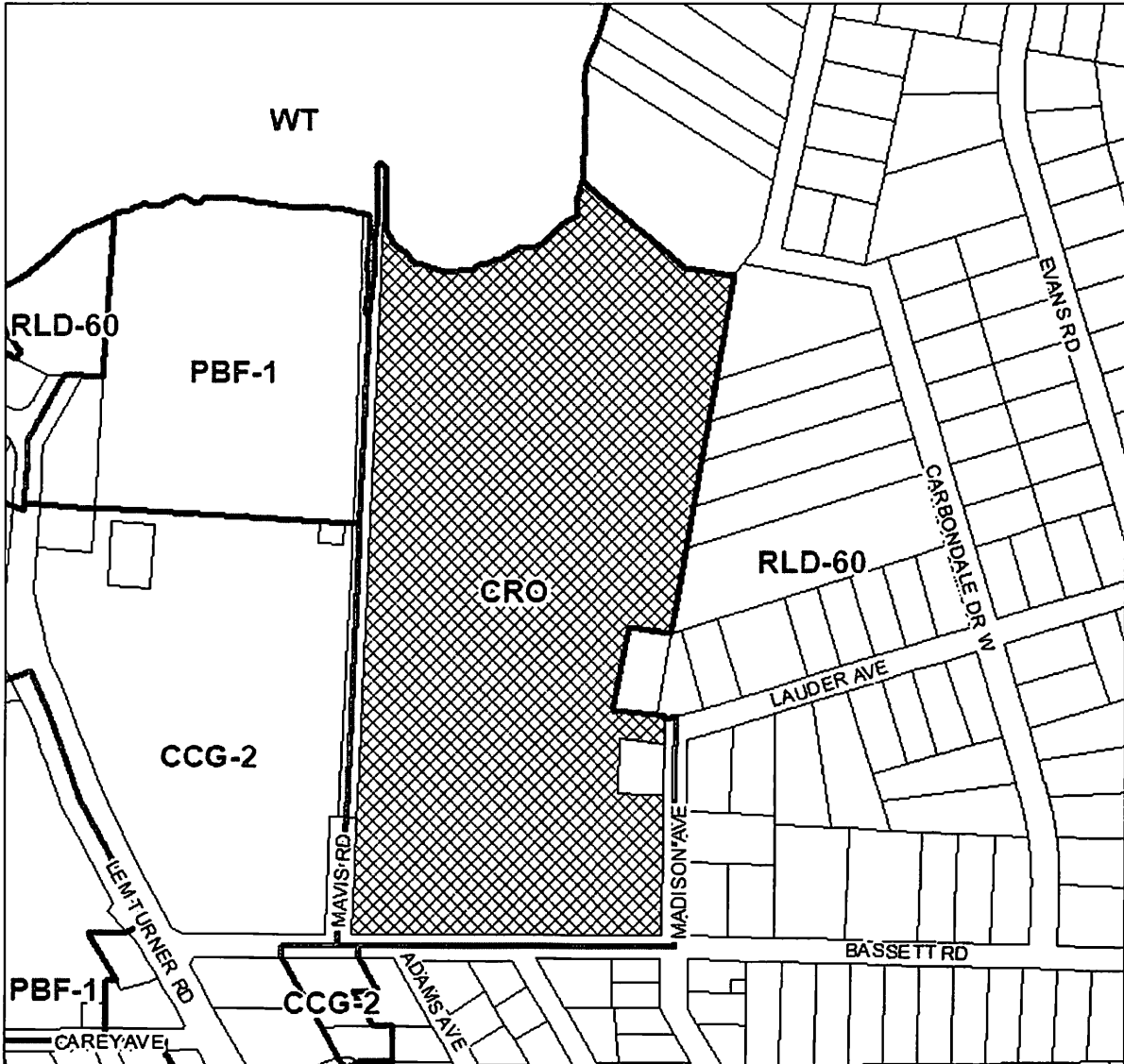
School under construction

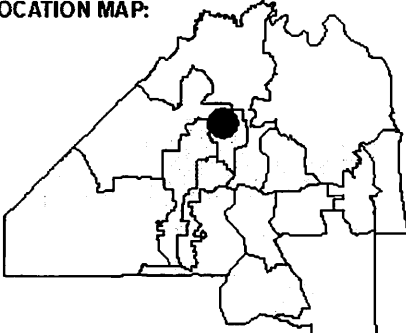
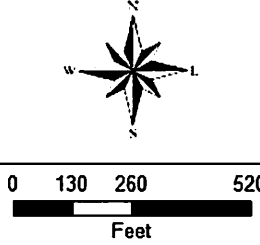


Single family dwellings across from school.



Aerial view of subject property. The IDEA School is currently under construction.



<p>REQUEST SOUGHT:</p> <p>FROM: CRO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>8</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0756</p>	<p>TRACKING NUMBER</p> <p>T-2022-4344</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0756 **Staff Sign-Off/Date** BEL / 08/05/2022
Filing Date 10/05/2022 **Number of Signs to Post** 5
Hearing Dates:
1st City Council 11/09/2022 **Planning Commission** 11/03/2022
Land Use & Zoning 11/15/2022 **2nd City Council** N/A
Neighborhood Association TROUT RIVER JAX, RIVERVIEW NEIGHBORHOOD ASSOC.
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4344 **Application Status** PENDING
Date Started 06/14/2022 **Date Submitted** 07/14/2022

General Information On Applicant

Last Name LINEHAN **First Name** LILYANN **Middle Name**
Company Name WGI
Mailing Address 3111 W DR. MARTIN LUTHER KING JR. BOULEVARD, SUITE 375
City TAMPA **State** FL **Zip Code** 33607
Phone 5616872220 **Fax** **Email** LILYANN.LINEHAN@WGINC.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name HERNANDEZ **First Name** LEANNE **Middle Name**
Company/Trust Name IPS ENTERPRISES, INC
Mailing Address 2115 W PIKE BLVD
City WESLACO **State** TX **Zip Code** 78596
Phone 7273315529 **Fax** **Email** LEANNE.HERNANDEZ@IDEAPUBLI.COM

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 032146 0000	8	5	CRO	PUD

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

Existing Land Use Category

RPI

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 26.41

Development Number

Proposed PUD Name IDEA SCHOOLS BASSET ROAD

Justification For Rezoning Application

THE PUD REZONING WILL ALLOW FOR THE SCHOOL TO HAVE INCREASED SIGNAGE THAT DEVIATES FROM THE COJS LAND DEVELOPMENT CODE WITHOUT HAVING TO OBTAIN ANY ADDITIONAL VARIANCES. THE SIGN WILL INCLUDE AN ELECTRONIC MESSAGING BOARD, WHICH IS NOT PERMITTED BY RIGHT IN THE CRO ZONING DISTRICT. FURTHER DETAIL ON THE SIGN AND THE PROPOSED USES CAN BE FOUND WITHIN THE PUD WRITTEN NARRATIVE DOCUMENT.

Location Of Property

General Location

NORTH SIDE OF BASSETT ROAD AND EAST OF LEM TURNER ROAD

House #	Street Name, Type and Direction	Zip Code
1845	BASSETT RD	32208

Between Streets

LEM TURNER ROAD and MADISON AVENUE

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.

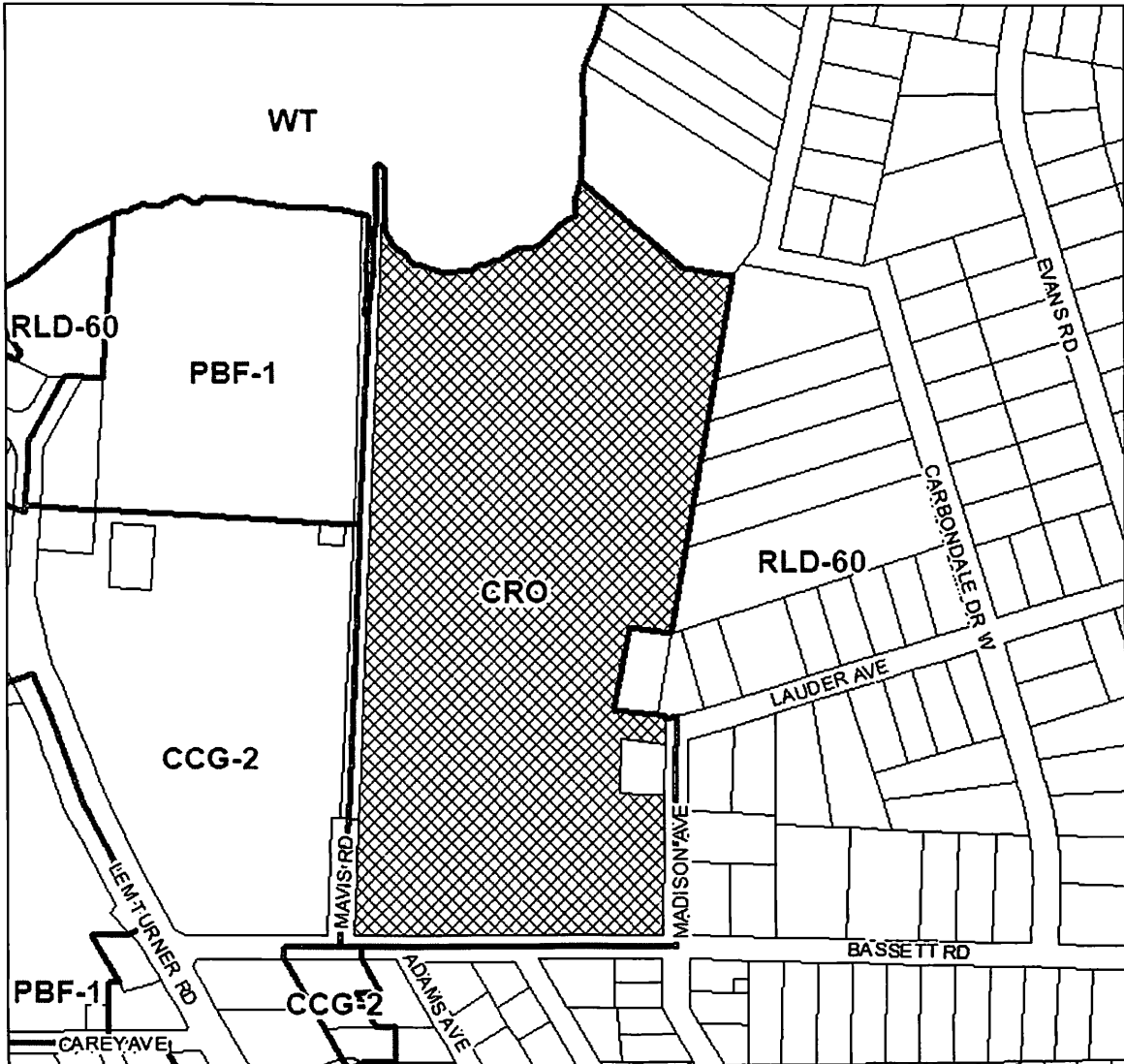
Supplemental Information

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

Exhibit H Aerial Photograph.

Legal Description
Exhibit 1
July 14, 2022

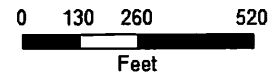
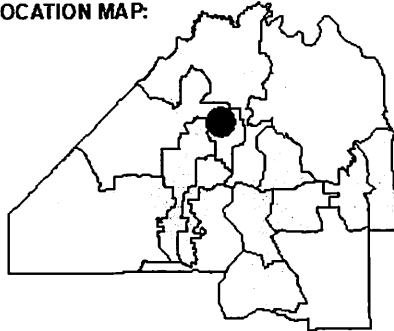
6-55 39-1S-26E 26.6
R/P 1ST ADDITION TO FAIRVIEW
PT BLKS 3,6,7,10,PT CL STS,
06-061 FAIRVIEW FARMS,PT FARM 7,
21-032 FAIRVIEW PARK,PT LOT 16,
PT 39-1S-26E RECD O/R 19645-2444



REQUEST SOUGHT:

FROM: CRO
TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2022-4344

EXHIBIT 2
PAGE 1 OF 1



EXHIBIT D

WRITTEN DESCRIPTION IDEA Schools Basset Road

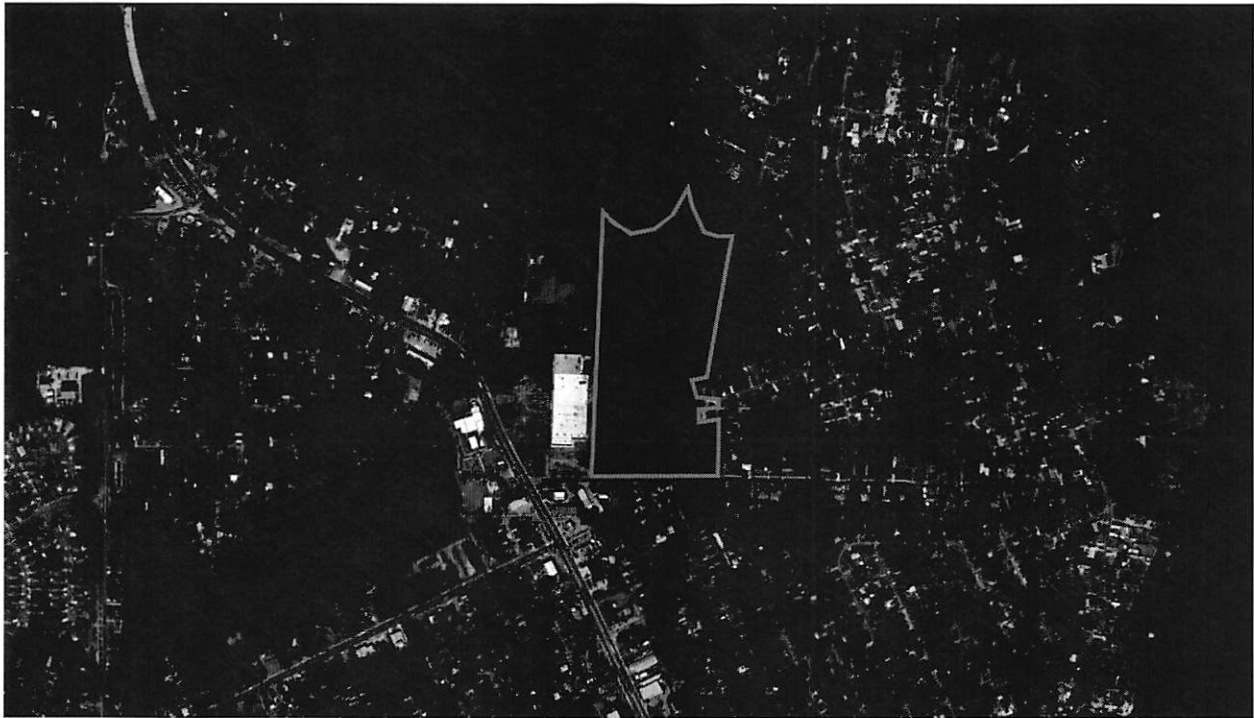
Initial Submittal: 07/14/2022

Updated: 8/15/2022

PROJECT DESCRIPTION

The subject property is approximately 26.41 acres and is located at 1845 Basset Road, in Jacksonville, Florida. The property is located between Lem Turner Road and Madison Avenue. The Real Estate Number for the property is 032146 0000. The subject property is currently being developed as a public school, and Phase 1 construction is expected to finish by the end of 2022. It is the Applicant's intent to rezone the subject property from Commercial, Residential, Office (CRO) to a Planned Unit Development (PUD) to allow the school to include its standard wall signage and an electronic informational sign on the property. An aerial of the subject property is shown in Figure 1.

Figure 1 – Aerial of Subject Property



The property currently retains a Future Land Use Designation of Residential-Professional-Institutional (RPI) and a Zoning District of Commercial, Residential, Office (CRO). A summary of the surrounding uses is provided in the table below.

Direction	FLU	Zoning	Existing Use
North	Water	Water	Water
South	Low Density Residential - LDR	Residential Low Density-60 (RLD-60)	Single Family Residential
East	Low Density Residential - LDR	Residential Low Density-60 RLD-60	Single Family Residential



West	Recreation and Open Space - ROS, Community/General Commercial - CGC, Public Building and Facilities - PBF, Low Density Residential - LDR	Commercial Community/General 2 (CCG-2), Public Building and Facilities (PBF-1), Planned Unit Development (PUD), Residential Low Density-60 RLD-60	Commercial Retail, Elementary School
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QUANTITATIVE DATA

As shown in the site plan, the proposed plans have a gross acreage of 26.41 acres (100%) and will not contain any residential dwelling units. 6.62 acres (25%) will be a Public Benefit or Institutional use, 2.05 acres (8%) will be active recreation/open space, 17.73 acres (67%) will be passive open space; the total/maximum building coverage will be 61,904 square feet (6% of coverage). All of this information is outlined in the Land Use Table (Exhibit F) as well. The Land Use Table does not provide a category for a Public Benefit and Facilities or Institutional Land Use so the "other" category has been marked.

The construction of the school is being conducted in two phases. Phase 1 includes the main entrance structure, which will hold the majority of classrooms and other related educational spaces, an internal vehicular and pedestrian circulation network, and surface parking. Phase 1 will also include the proposed signage as outlined herein. There is also a play area with a hardcourt, a soccer field, and a drop off area with bike racks. Phase 1 totals 48,092 square feet of structured space. Phase 2 will include a recreational hardcourt and an extension on the original main educational building along with some additional pedestrian connections to create access to the new areas. Phase 2 will consist of 13,812 square feet of structural space.

STATEMENTS

How does the proposed PUD differ from the usual application of the Zoning Code

- The Proposed PUD differs from the usual application of the code because this request is specifically being submitted so that the school can incorporate its standard branded signage as well as construct a freestanding sign with an electronic messaging board (EMB).
 - **Freestanding Sign:** Within CRO zoning districts, changing message devices and illuminated and indirect lighting signs are prohibited. In addition, the proposed freestanding sign is taller than what would be allowed in the CRO zoning district by right. In order to be effective, the proposed freestanding sign is 17 feet, 0.5 inches tall with 49 square feet of copy area. The code allows for a sign to be 12' in height with only 24 sf of copy. To be approved for the proposed EMB sign, the Applicant was directed by the City of Jacksonville zoning, to apply for the rezoning of the property to PUD. This recommended process is consistent with other approvals that the City has afforded similar Institutional projects.
 - **Wall Sign:** The wall signage will have a maximum of 241.5 inches of horizontal copy and 132 inches of vertical copy for a total of 221.375 square feet of copy area. The CRO District only allows for two wall signs not exceeding, collectively, 150 square feet in area if located on the side of the building facing an arterial or higher roadway, and two wall signs, per side of building, not exceeding, collectively, 100 square feet in area if located on the side of a building facing any other roadway for buildings under three stories. As previously stated, the Applicant was directed by the City of Jacksonville zoning, to apply for the rezoning of the property to PUD. This recommended process is consistent with other approvals that the City has afforded similar Institutional projects.



- The proposed site plan and branded wall signage has been approved by the COJ as compliant with the current site plan in the CRO zoning district. The site is currently under construction and is expected to receive a Certificate of Occupancy in the coming weeks to ensure the school's opening this Fall. The school's EMB is intended to be used to display pertinent information regarding the school to students, parents, faculty, and the community. The sign is also intended to provide those at the school immediate information in the case of emergency, thereby reducing confusion and providing a safer environment throughout the school campus.

Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated, or maintained by the City.

- The continued operation and maintenance of the EMB, wall signage, and school property will be completed by IDEA Public Schools. It is intended that the sign will be turned off when the school is closed unless necessary to provide pertinent school information. IDEA Public Schools is a public charter school network that provides tuition-free education to children from Pre-K to 12th grade. The IDEA charter public-school network serves over 70,000 students in over 130 schools across Texas, Louisiana, and Florida. IDEA Public Schools employs a full staff of teachers, maintenance workers, and managers to operate and maintain each school campus on a year-round basis.

USES AND RESTRICTIONS

The following outlines the requested permitted uses for the PUD. For further information on size limits, please see the design guidelines portion of this narrative.

Permitted Uses:

- Public school and educational use

Permitted Accessory Uses and Structures:

- Any recreational use that aids the education and health of students
- Electronic Message Board sign on frontage of property
- Up to 225 sf of wall sign on each roadway facing side of the school

DESIGN GUIDELINES

Lot Requirements:

- The Applicant is not requesting to change any of the performance criteria on the approved site plan that would conflict with the existing code for CRO zoning.

Ingress, Egress and Circulation:

- Parking Requirements. The parking requirements for this development are consistent with the requirements of Part 6 of the Zoning Code, as is evident by the approved site plan.
- Vehicular access to the Property is from Basset Road predominately, as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division and will be approved prior to CO.
- Within the Property, internal circulation is provided by paved paths for access to all areas and parking on site, as is evident by the approved site plan.
- Pedestrian Access.
 - Pedestrian access is provided by sidewalks installed in accordance with the 2030 Comprehensive Plan, as is evident by the approved site plan.

Signs:



- There is one (1) proposed freestanding sign, that will be an EMB, for the site that has a maximum total copy area of 49-square-feet and overall height of 17-feet, .5-inches tall. The proposed EMB viewing area will be 11.17 square feet in area. Sign copy is proposed with internal LED illumination.
- One (1) single faced wall sign is also proposed for the building. The wall signage will have 241.25 inches of horizontal copy and up to 132.00 inches of vertical copy for a maximum total of 221.375 square feet of copy area. Wall sign not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted. Sign copy is proposed with internal LED illumination.
- Directional signs shall not exceed 6 square feet in area and 4 feet in height

Landscaping:

- The Property is being developed in accordance with Part 12 Landscape Regulations of the Zoning Code, as is evident by the approved site plan.

Recreation and Open Space:

- The site includes 2.05 acres (8%) of active recreational space. The recreational space includes a soccer field, a play area, a hardcourt, and additional passive open space for recreation.

Utilities

- Plan approval through Development Review Services does not include utilities. Proposed water, sewer or electric services construction must be approved through the respective utility companies. In most cases, this will be with Jacksonville Electric Authority (JEA).
- Water will be provided by the City of Jacksonville.
- Sanitary sewer will be provided by City of Jacksonville.
- Electric will be provided by City of Jacksonville.

Wetlands

- Wetlands are included on the site and if impacted will be permitted according to local, state and federal requirements. In some cases, as shown in the civil plans, have been filled in to allow for site construction.

DEVELOPMENT PLAN APPROVAL

The Applicant has submitted all necessary development plans to the City of Jacksonville Planning and Development Department identifying all existing and proposed uses within the property and showing the general layout of the overall property. This site plan was approved by the City on September 10th, 2021. The site's construction is almost complete, and the school is intended to be open for the 2022 Fall semester.

JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code
 - o The rezoning to a PUD will allow for the school to have an EMB along the frontage of the property to provide information, increase awareness and reduce potential confusion for parents, students and teachers. The proposed sign is typical of the newer schools built throughout the region for ease of information transfer. The use of current technology is appropriate for an institutional use such as the school and should not affect surrounding



properties. The strict application of the Zoning Code would not allow for the use of this EMB on the property.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area
 - o The approved proposed development is providing additional choices in education for the surrounding residential developments. As discussed previously, the EMB provides a safer campus for the students, parents and teachers. The EMB will allow the school to communicate information in "real-time" thereby reducing the possibility of misinformation and confusion. The proposed EMB sign will be designed with the same architectural aesthetic and should blend into the surroundings as the school does. This sign structure is a consistent accessory use for other IDEA Public Schools campuses within the City and throughout the State of Florida. This accessory use has been successful in meeting the objectives discussed herein on the other built campuses
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.
 - o The project promotes the purposes in the City of Jacksonville 2030 Comprehensive Plan. The project is consistent with the 2030 Plan, specifically, Policy A.1.5.9 The City shall permit non-residential development only in compliance with the following non-residential intensity standards for commercial and industrial land use classifications as designated on the Future Land Use Map and in accordance with the following table. and Objective A.1.12 Public Schools and School Planning Any new public schools within the City shall be located in accordance the Comprehensive Plan and with the procedures set forth within the Interlocal Agreement for Public School Facility Planning

CONTACTS FOR THE PROJECT

The project planner is Lilyann Linehan, and the project manager is Jaime Jones. The project engineer is Dillon Goodell. The project planner, project manager, and project engineer are all with WGI. The Project Developer is IPS Enterprises, Inc.

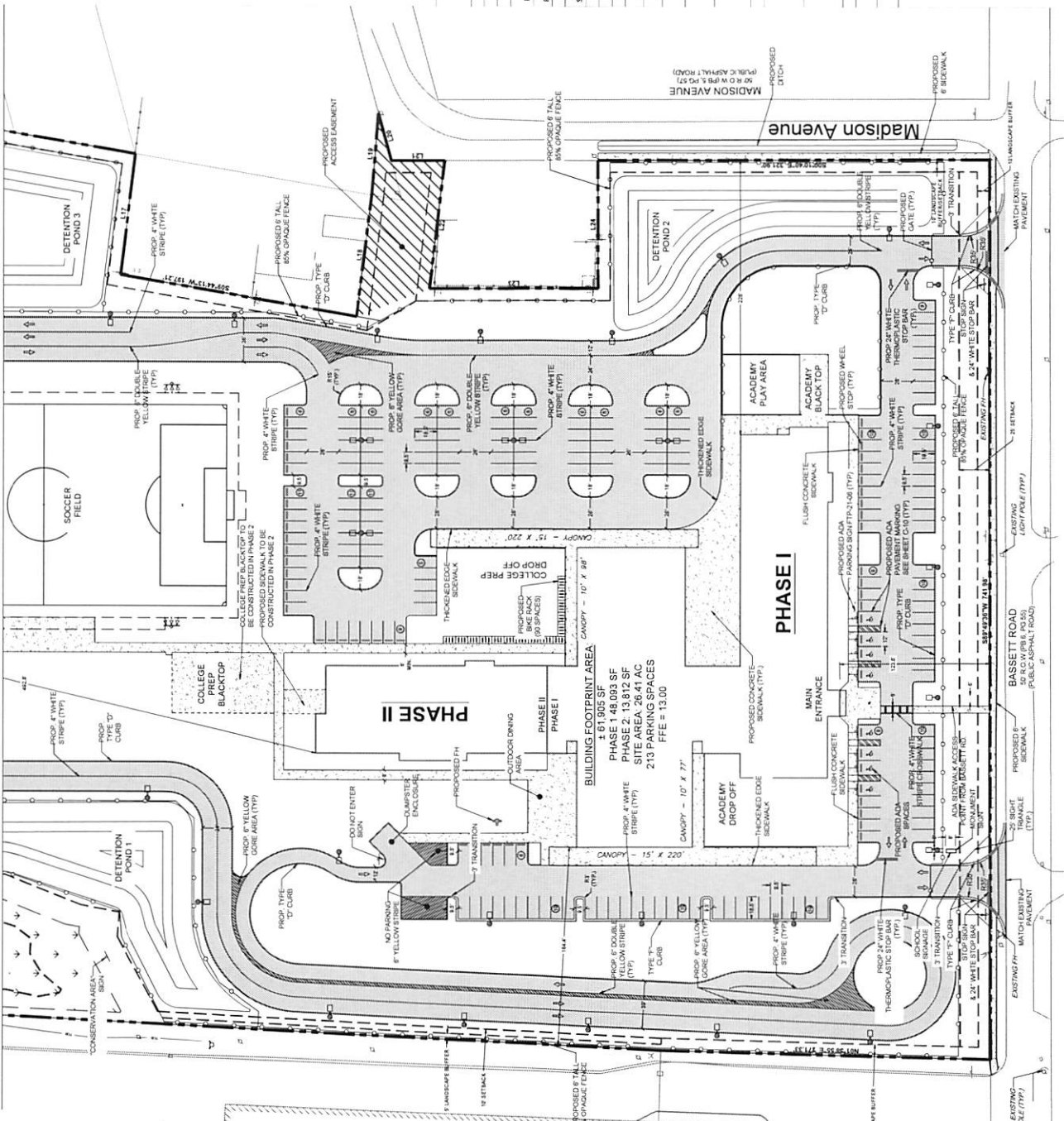
The corresponding contact information is as follows:

- Lilyann Linehan
 - o Email: Lilyann.linehan@wginc.com
 - o Phone: (561) 268-5711
- Jaime Jones
 - o Email: Jaime.jones@wginc.com
 - o Phone: (813) 559-2276
- Dillon Goodell
 - o Email: Dillon.goodell@wginc.com
 - o Phone: (813) 574-3190
- IPS Enterprises, Inc.
 - o Main person of contact for this project: Leanne Hernandez
 - o Email: Leanne.hernandez@ideapublicschools.com
 - o Phone: (727) 331-5529

**CITY OF JACKSONVILLE
PAVEMENT MARKINGS NOTES:**

1. PAVEMENT MARKINGS SHOULD BE PLACED AS SHOWN ON THE PLANS AND DETAIL SHEETS.
2. BEFORE OBTAINING LINES OF TRAFFIC, ANY TYPING FOR THE MARKINGS SHOULD BE DONE IN ACCORDANCE WITH THE TABLES OF QUANTITIES AND BE INCLUDED IN THE BIDDING QUANTITIES.
3. THE MARKINGS SHOULD BE PLACED IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS AND THE CITY OF JACKSONVILLE COMPENSATION PROVIDED.
4. THE MARKINGS SHOULD BE PLACED IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS AND THE CITY OF JACKSONVILLE COMPENSATION PROVIDED.
5. NO SIGNAGE SHALL BE CALLED FOR UNLESS SPECIFICALLY NOTED ON THE PLANS AND DETAIL SHEETS.
6. THE CONTRACTOR SHALL CONTACT THE CITY OF JACKSONVILLE TO OBTAIN THE CURRENT CITY OF JACKSONVILLE ADHESIVE METHOD CURRENT CITY OF JACKSONVILLE PAVEMENT MARKING SPECIFICATIONS AND THE CITY OF JACKSONVILLE COMPENSATION PROVIDED.
7. THE CONTRACTOR SHALL CONTACT THE CITY OF JACKSONVILLE TO OBTAIN THE CURRENT CITY OF JACKSONVILLE ADHESIVE METHOD CURRENT CITY OF JACKSONVILLE PAVEMENT MARKING SPECIFICATIONS AND THE CITY OF JACKSONVILLE COMPENSATION PROVIDED.
8. REFLECTIVE PAVEMENT MARKERS THAT DO NOT COMPLY WITH THE CITY OF JACKSONVILLE SPECIFICATIONS SHALL BE PLACED ON ALL TRUCK, ASPHALT CONCRETE SURFACES.
9. REFLECTIVE PAVEMENT MARKERS THAT DO NOT COMPLY WITH THE CITY OF JACKSONVILLE SPECIFICATIONS SHALL BE PLACED ON ALL TRUCK, ASPHALT CONCRETE SURFACES.
10. REFLECTIVE PAVEMENT MARKERS THAT DO NOT COMPLY WITH THE CITY OF JACKSONVILLE SPECIFICATIONS SHALL BE PLACED ON ALL TRUCK, ASPHALT CONCRETE SURFACES.
11. REFLECTIVE PAVEMENT MARKERS THAT DO NOT COMPLY WITH THE CITY OF JACKSONVILLE SPECIFICATIONS SHALL BE PLACED ON ALL TRUCK, ASPHALT CONCRETE SURFACES.

MATCHLINE



LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED FENCE
- EXISTING SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACE COURT
- DIRECTIONAL ARROW FOR SITE PLAN INFORMATION ONLY
- FIRE HYDRANTS
- EXISTING FIRE HYDRANT
- LIGHT POLE

SCALE: 1" = 40'

North Arrow

SITE DATA SUMMARY

TOTAL SITE AREA	26.41 AC / 1,150,032 SF
LANDSCAPE AREA	10.49 AC / 458,815 SF - 40%
VEHICLE USE AREA	4.31 AC / 183,467 SF - 16%
RETENTION/WETLAND AREA	RETENTION: 2.23 AC / 96,945 SF - 8% / WETLAND: 7.15 AC / 311,517 SF - 27%
REAL ESTATE OR PARCEL ID #	032146-0000
SECTION/TOWNSHIP/RANGE	39/03/76
JURISDICTION	CITY OF JACKSONVILLE & UTILITIES
ZONING DISTRICT	ERG - COMMERCIAL, RESIDENTIAL OFFICE
MAXIMUM LOT COVERAGE	50% BUILDINGS
PROPOSED LOT COVERAGE	68% BUILDINGS
FOOTPRINT BUILDING S.F.	1 BUILDING - FOOTPRINTS: 61,905 SF / PHASE I - 48,093 SF / PHASE II - 18,812 SF
MAX BUILDING HEIGHT	45' THAT MAY BE UNLIMITED WHERE ALL REQUIRED PAVEMENT IS INCREASED BY 1 FOOT FOR EVERY FOOT OF BUILDING
FIRM PANEL	12031C-035U
FLOOD ZONE	X 6.0-2 FCT ANNUAL CHANCE (1:1000) AI (S)
LANDSCAPE BUFFERS	FRONT (SOUTH): 10' / SIDE (EAST & WEST): 10' & 5' / REAR (NORTH): 10' / FRONT (STREET) MIN. 20'
SETBACKS	REAR: 10' / SIDE: 10'
PARKING REQUIRED	205 SPACES
PARKING PROVIDED	213 B.V.C. AND 205 STANDARD BIKE RACKS, 90 SPACES

SITE PLAN

FEMA NOTE:
THE SUBJECT PROPERTY IS IN FLOOD ZONE XE AND "X" ACCORDING TO THE FLOOD HAZARD MAP OF JACKSONVILLE, FLORIDA, DATED NOVEMBER 2018 AND BEING BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE SUBJECT PROPERTY IS TRANSLATED FROM DATA AVAILABLE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (FEMA/EMF/500).

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

C-5.1

ROME ARCHITECTS
109 MADISON STREET, SUITE 100
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AKC2022117

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Professional Engineer
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Professional No. 12345
Professional No. 56789
Professional No. 10111
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Project Number:	1812
Client:	
No. of Sheets:	10
Date:	

SITE PLAN

C-5.2

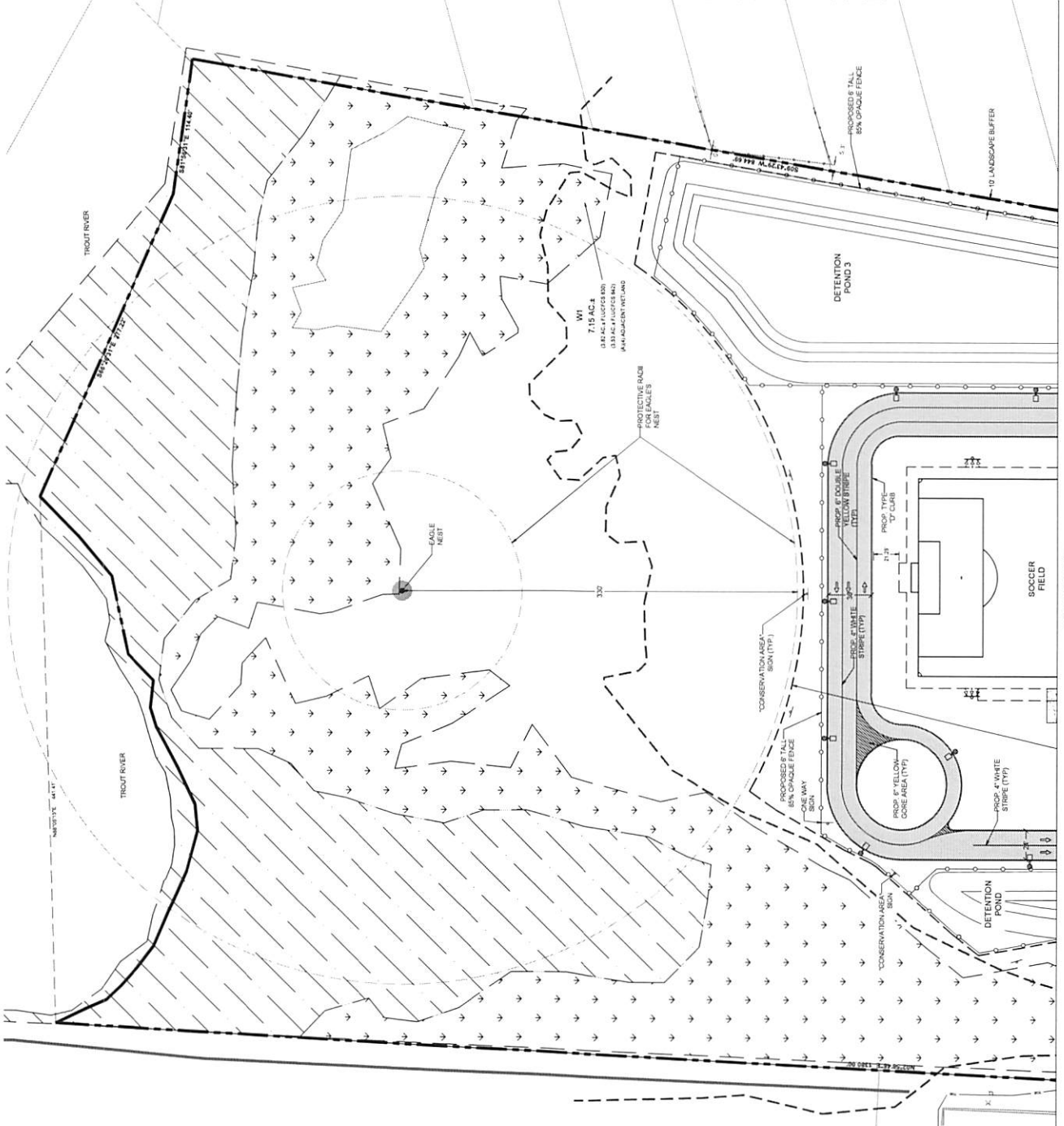
LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED FENCE
- EXISTING SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACE COUNT
- DIRECTIONAL ARROW FOR SITE PLAN INFORMATION ONLY
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- LIGHT POLE

SITE DATA SUMMARY

TOTAL SITE AREA	26.41 AC / 1,150,000 S.F.
LANDSCAPE AREA	33.09 AC / 1,438,815 S.F. - 20%
VEHICLE DRIVE AREA	4.21 AC / 181,607 S.F. - 16%
RETENTION/WETLAND AREA	WETLAND: 7.55 AC / 328,525 S.F. - 27%
REAL ESTATE OR PARCEL ID #	012146-0000
PARCEL ADDRESS	1845 BASSETT RD, JACKSONVILLE FL 32208
SECTION/TOWNSHIP/RANGE	8N/01E/26E
JURISDICTION	CITY OF JACKSONVILLE & HEALINGWELLS
ZONING DISTRICT	CRD - COMMERCIAL, RESIDENTIAL OFFICE
USE	OFFICE
MAXIMUM LOT COVERAGE	50% BUILDINGS
PROPOSED LOT COVERAGE	6% BUILDINGS
FOOTPRINT BUILDING S.F.	1 BUILDING - FOOTPRINT: 61,905 S.F. / PHASE I 48,093 S.F. / PHASE II - 13,812 S.F.
MAX BUILDING HEIGHT	45' THAT MAY BE UNLIMITED WHERE ALL REQUIREMENTS ARE MET, LIMITED BY FOOT COUNTER
FIRM PANEL	12031C-0193I
FLOOD ZONE	X 6.0 2 PCT ANNUAL CHANCE FLOOD: AE (5') FRONT (SOUTH): 10' SIDE (EAST & WEST): 10' & 5' REAR (NORTH): 10'
LANDSCAPE BUFFERS	FRONT (STREET): MIN. 20' SIDE: 10' REAR: 10'
SETBACKS	205 SPACES 205 SPACES
PARKING REQUIRED	213 BICYCLE AND 205 STANDARD BICYCLE RACKS, 90 SPACES
PARKING PROVIDED	

FEMA NOTE:
THIS SITE PLAN IS SUBJECT TO THE FLOOD HAZARD MAPPING ACT. ACCORDING TO THE FLOOD HAZARD MAPPING ACT, MAP NO. 12031C-0193I OF THE CITY OF JACKSONVILLE, COMMUNITY NO. 10007, DADE COUNTY, FLORIDA, THE FLOOD HAZARD MAPPING ACT IS A FEDERAL REQUIREMENT. ANY CHANGES TO THE FLOOD HAZARD MAPPING ACT WILL BE NOTICED BY THE CITY OF JACKSONVILLE. THE FLOOD HAZARD MAPPING ACT IS A FEDERAL REQUIREMENT. ANY CHANGES TO THE FLOOD HAZARD MAPPING ACT WILL BE NOTICED BY THE CITY OF JACKSONVILLE. THE FLOOD HAZARD MAPPING ACT IS A FEDERAL REQUIREMENT. ANY CHANGES TO THE FLOOD HAZARD MAPPING ACT WILL BE NOTICED BY THE CITY OF JACKSONVILLE.



MATCHLINE

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE, DIGITALLY SIGNED AND SEALED UNDER RULE 61B19-23.004, F.A.C.

EXHIBIT F

PUD name

IDEA School

Total Gross Acreage	26.41 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	13.21 Acres	50.02 %
Active recreation and/or open space	1.87 Acres	7.08 %
Passive open space, wetlands or ponds	11.33 Acres	42.90 %
Public and/or private right-of-way	0.00 Acres	0.00 %
Maximum coverage of non-residential buildings or structures	0.00 Sq. ft.	0 %