

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 5, 2020

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2020-610 **Application for: Crossroads Church PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated August 13, 2020
2. The **revised** written description dated October 30, 2020
3. The revised site plan dated October 19, 2020

Recommended Planning Commission Conditions to the Ordinance:

Original:

1. No internally illuminated signage
2. Changing message boards are prohibited
3. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED.

4. A traffic-calming plan shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
5. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

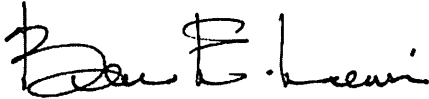
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were several speakers in opposition. Their concerns varied from increased traffic, loss of wildlife habitat and loss of privacy. The Commissioners had a brief discussion and felt the development was appropriate.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Absent
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	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 2020-610 TO

PLANNED UNIT DEVELOPMENT

NOVEMBER 5, 2020

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 2020-610 to Planned Unit Development.

Location: 10005 Gate Parkway North; west corner of Shiloh Mill Boulevard and Gate Parkway

Real Estate Number(s): 167727-0100

Current Zoning District(s): Planned Unit Development (PUD-1998-0769-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Applicant/Agent: T. R. Hainline, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: CrossRoad United Methodist Church, Inc.
10005 Gate Parkway North
Jacksonville, Florida 32246

Staff Recommendation: **APPROVE with CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2020-610 seeks to rezone approximately 42.80 acres of land from Planned Unit Development (PUD-1998-0769-E) to PUD. The rezoning to PUD is being sought to change the allowed uses on the property. Through PUD 1998-0769-E the property can be developed with church, daycare, and education facilities and buildings including a baseball diamond, soccer field and ample parking for those uses. The owners are now downsizing those

church and education related uses to allow for the development of townhomes on the north side of the property and reducing the parking to accommodate the church and potential school.

The current PUD, 1998-0769-E, allows for church and related educational facilities.

PUD Ord. 1998-0769-E was approved with the following conditions:

1. Sidewalks shall be provided along Fate Parkway and the proposed new road adjacent to the property boundary.
2. The maximum sign area shall be limited to forty-eight (48) square feet along Gate Parkway and sixteen (16) square feet along the proposed new road.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

Condition (1) has been met and is in place today. Therefore, the Department feels comfortable removing the condition of the previous PUD.

Condition (2) The applicant has requested that the signage change from the previous PUD. The applicant has requested that the sign on Gate Parkway for the church be increased to fifty (50) square feet at fifteen (15) feet tall. Staff feels this is a reasonable request. The applicant has also requested an additional sign on Gate Parkway for the school and and/or residential parcel at fifteen (15) feet in height and fifty (50) square feet. The applicant seeks to increase the allowed signage on Shiloh Mill Boulevard (“the proposed new road”) from the conditioned sixteen (16) square feet to forty-eight (48) square feet and ten (10) feet in height. All signage in the PUD is to be externally illuminated or not at all. No message changing signs are allowed.

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. LDR is a category intended to provide for low density residential development. Single-family and multifamily dwellings are principal uses in LDR, with a maximum density of 7 dwelling units/acre when served by both centralized sewer and water. Schools, churches, and essential services are secondary uses within the LDR land use category.

The proposed PUD includes an existing church and daycare, the addition of a school with outdoor play areas, and a new residential townhome development on the northern portion of the property. The proposed uses are allowed in the LDR Land Use Category as a primary or secondary use, which is appropriate for the area and consistent with existing uses. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

(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, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The Windy Hill neighborhood has seen incredible development the last two decades. With the emerging of the St Johns Town Center area and the added home stock in the area has led to a need for a variety of housing in a popular area of town. The proposed townhomes are of appropriate scale and adds to the options along Gate Parkway North. The area is mostly developed with condominiums, apartments, and single-family homes. Townhomes are a good blend between single-family detached homes and three/four story tall condominiums. The church has been a part of the community for nearly 20 years and the proposed school would better serve the community in the area, giving options for schooling to families on the Southside.

Policy 3.1.6

The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

The primary use in the LDR Land Use Category is housing, including townhomes. The residential use would be a new allowed use for the proposed PUD. The current PUD does not allow for uses outside of the church and related educational uses. This vacant portion of the parcel can be considered residential infill because now there are very few undeveloped areas in Windy Hill that are not wetlands or developed.

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.

The applicant provided an Availability Letter from JEA describing the available connections to water and sewer lines in the area. Water and sewer connection is required to develop townhomes.

(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 categories 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).

(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. Currently, there is nothing in the Concurrency system regarding this proposed project.

The agent/owner will need to submit a Mobility & CRC application to the Concurrency & Mobility Management System Office for review/fee assessment/approval.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for an existing church, expansion of educational facilities for the development of a school, and for townhomes. 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 treatment of pedestrian ways:* The PUD will provide for pedestrian and bicycle connectivity and recreational trails consistent with the City of Jacksonville Ordinance Code and the 2030 Comprehensive Plan. As conditioned in the current PUD 1998-0769-E, sidewalks were provided along Gate Parkway and Shiloh Mill Boulevard.
- *Traffic and pedestrian circulation patterns:* Traffic Engineering had the following comments for the proposed site plan, “Per the Subdivision Code Chapter 654.106(b), Alley means a right-of-way which affords only a secondary means of access to property abutting thereon. There are numerous townhomes where the alley is the only access. Roadway frontage is required for these parcels.” These comments were based on the original site plan dated, May 29, 2020. The site plan has been revised since and that site plan has been submitted and dated, October 19, 2020. Circulation on site is well provided via the new roadway that connects to Shiloh Mill Boulevard and the cross connectivity between the properties allows for multiple access points.
- *The use and variety of building setback lines, separations, and buffering:* The setbacks for the townhomes are none, which the applicant says is for flexibility in site planning. Staff has conditioned that there be setback requirements for the need of parking vehicles and keeping them out of the ROW and blocking sidewalks.
- *The form of ownership proposed for various uses:* Townhomes will be owned by individual owners, not rentals. The church and school will have their own owners.
- *Compatible relationship between land uses in a mixed use project:* The project has three distinct uses; church, school, and townhomes. The site plan allows for internal connectivity and a compatibility of uses that are allowed in the same Land Use.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: The Windy Hill area is a mix from residential to offices and restaurants and shopping. This portion of Gate Parkway is mostly residential with some offices. Abutting the property is single-family homes and a small office complex. Across Gate Parkway are more multi-family units and directly across Shiloh Mill is another multi-family complex. The church use has existed since 2003 and was approved as an allowed use in 1998.

- 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	RLD-60	Single Family Dwellings
South	RPI	PUD 1994-1121-E	Multi-family dwellings
East	LDR	PUD 2000-839-E	Multi- and single-family dwellings
West	RPI	PUD 1992-190-E	Powerlines

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category. The PUD is appropriate at this location because the added residential use is compatible with the area and provides more housing stock on infill land, prompting the City’s policies of discouraging urban sprawl when able.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The proposed site plan outlines the location of three main uses for the parcel; church, school, townhomes. The church is existing on the property. The school is a compatible neighborhood use, which will add to the community and provide education options to the Southside. The townhomes are a compatible, transitional use between the single-family dwellings in the area and the higher density apartments and condominiums along Gate Parkway.
- The availability and location of utility services and public facilities and services:

The applicant provided an Availability Letter from JEA describing the available connections to water and sewer lines in the area. Water and sewer connection is required to develop townhomes.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Windy Hill ES #94	3	24	652	505	77%	68%
TwinLakesAcad #253	4	10	1462	1152	79%	72%
Englewood HS #90	3	13	1864	1978	106%	101%

- The amount and size of open spaces, plazas, common areas and recreation areas:
The proposed site plan shows approximately 0.513 acres of required active recreation for the townhomes.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: There is a JTA bus shelter located at 10001

Gate Parkway North, approximately 0.16 miles from the intersection of Shiloh Mill Boulevard and Gate Parkway North. The bus shelter to go the option direction is located in front of Florida Blue, 4800 Deerwood Campus Parkway. There also a bus stop directly across from Shiloh Mill Boulevard. Gate Parkway is defined as a collector road.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area with the townhome portion of the PUD. The applicant states 0.513 acres of recreation space will be provided.

Not required for commercial/industrial use including churches and schools.

(8) Impact on wetlands

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.

Parking for the school will follow the State Requirements for Educational Facilities (S.R.E.F.).

The parking provided for the church as it is today will continue to be allowed and will be deemed compliant with current and future parking requirements.

(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 October 21, 2020, 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 **2020-610** be **APPROVED with the following exhibits:**

1. The original legal description dated August 13, 2020
2. The revised written description dated October 30, 2020
3. The revised site plan dated October 19, 2020

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-610** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. No internally illuminated signage
2. Changing message boards are prohibited
3. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED.
4. A traffic-calming plan shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
5. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.



Aerial



Subject Property: Existing Church

*Source: COJ, Planning & Development Department
Date: October 21, 2020*



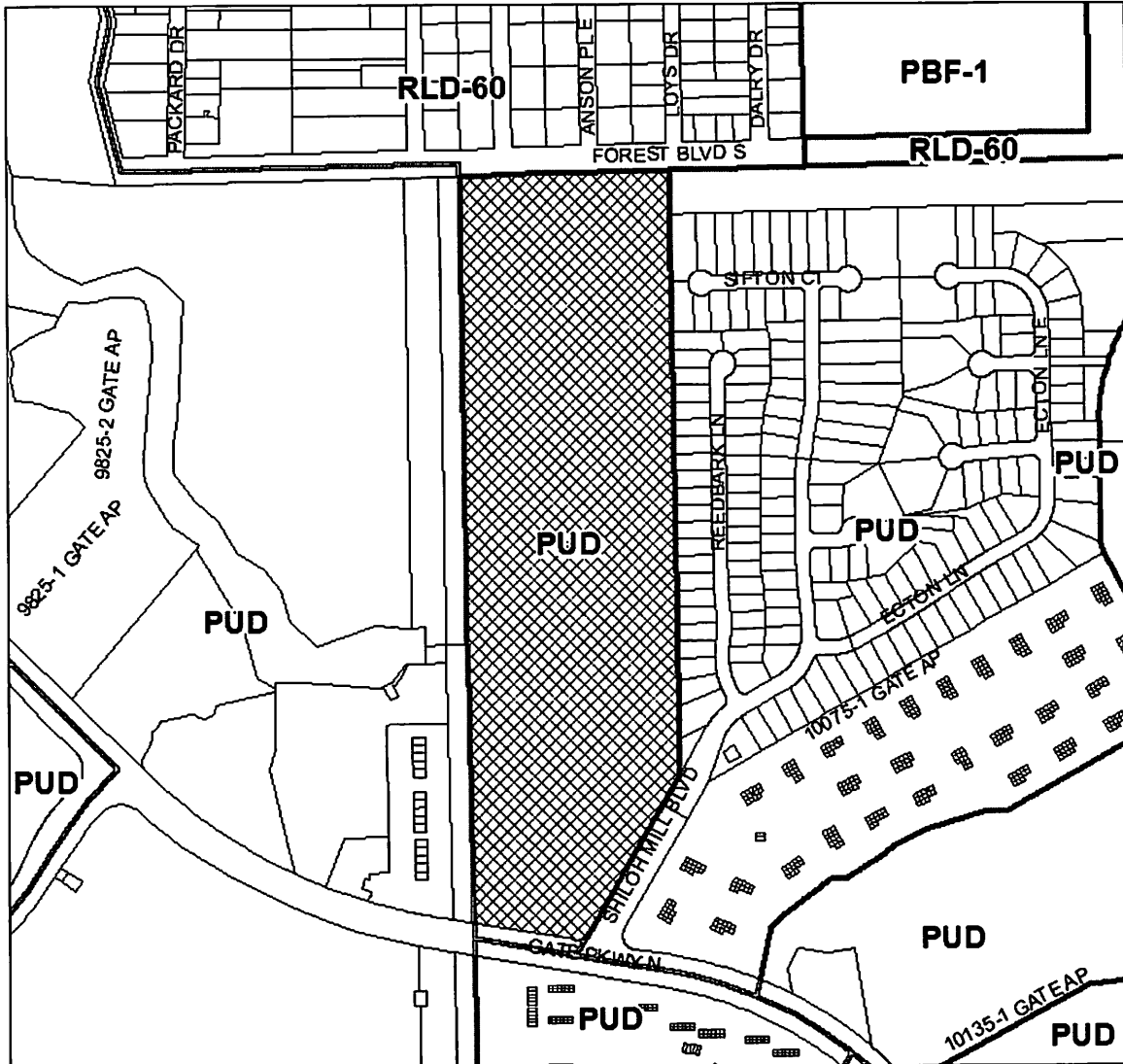
Subject Property: Existing Church

Source: COJ, Planning & Development Department
Date: October 21, 2020



Subject Property: Existing retention, to be partially filled for access road to townhomes

Source: COJ, Planning & Development Department
Date: October 21, 2020



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT: 4</p>
<p>ORDINANCE NUMBER ORD-2020-0610</p>	<p>TRACKING NUMBER T-2020-3055</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application Review Request: COJ PDD: Baseline Checklist Review
Proposed Name: Ord 2020-0610 Crossroads / TC Northwest Townhomes
Requested By: Connie Qunito
Due: 10/22/2020

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2019/20)	% OCCUPIED	4 YEAR PROJECTION
Windy Hill ES #94	3	24	652	505	77%	68%
Twin Lakes Academy MS #253	4	10	1462	1152	79%	72%
Englewood HS #90	3	13	1864	1978	106%	101%
		47				

* Does not include ESE & room exclusions
 * Analysis based on maximum dwelling units: **149**

Application Review Request:	COJ PDD:	School Impact Analysis
	Proposed Name:	Ord 2020-0610 Crossroads / TC Northwest Townhomes
	Requested By:	Connie Quinto
	Due:	10/22/2020
Development Potential:	149	Residential units

School Type	CSA	2019-20 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 4&5 (3&5 MS)
Elementary	3	8,207	77%	24	79%	755	276
Middle	4	4,199	86%	10	85%	224	32
High	3	4,793	95%	13	89%	27	132
Total New Students				47			
<i>Total Student Generation Yield:</i>		<i>0.333</i>					
<i>Elementary:</i>		<i>0.167</i>					
<i>Middle:</i>		<i>0.073</i>					
<i>High:</i>		<i>0.093</i>					

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0610 Staff Sign-Off/Date CMQ / 09/30/2020
 Filing Date 10/13/2020 Number of Signs to Post 6
 Hearing Dates:
 1st City Council 11/10/2020 Planning Commission 11/05/2020
 Land Use & Zoning 11/17/2020 2nd City Council N/A
 Neighborhood Association DEER PARK NORTH PROPERTY ASSOC; WINDY HILL CIVIC ASSOC
 Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3055 Application Status PENDING
 Date Started 08/13/2020 Date Submitted 08/13/2020

General Information On Applicant

Last Name HAINLINE First Name T.R. Middle Name
 Company Name ROGERS TOWERS, P.A.
 Mailing Address 1301 RIVEPLACE 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 CROSSROAD UNITED METHODIST CHURCH, INC.
 Mailing Address 10005 GATE PARKWAY NORTH
 City JACKSONVILLE State FL Zip Code 32246
 Phone Fax Email

Property Information

Previous Zoning Application Filed For Site?
 If Yes, State Application No(s) 1998-0769

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167727 0100	4	3	PUD	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) 42.80
 Development Number
 Proposed PUD Name CROSSROAD CHURCH PUD

Justification For Rezoning Application

SEE EXHIBIT "D"

Location Of Property

General Location NW QUADRANT OF INTERSECTION OF GATE PKWY N & SHILOH MILL BLVD

House #	Street Name, Type and Direction	Zip Code
10005	GATE PKWY N	32246

 Between Streets

GATE PARKWAY NORTH

and FOREST BOULEVARD SOUTH

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**
42.80 Acres @ \$10.00 /acre: \$430.00
- 3) Plus Notification Costs Per Addressee**
224 Notifications @ \$7.00 /each: \$1,568.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$0.01

NOTE: Advertising Costs To Be Billed to Owner/Agent

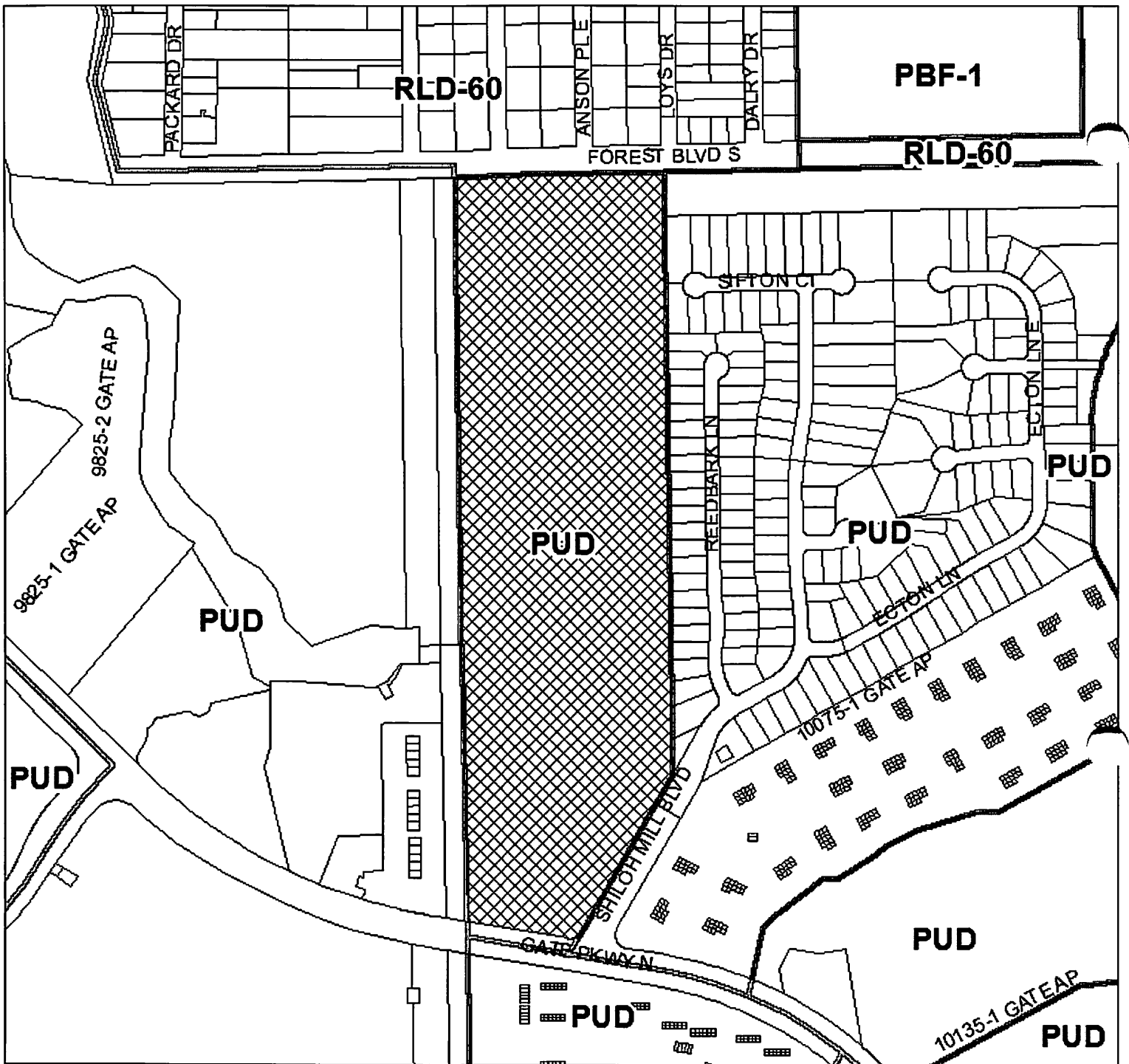
Legal Description
August 13, 2020

A PORTION OF RE NUMBER 167727-0000

A PORTION OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 7, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GATE PARKWAY NORTH (A 120 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, BY PLAT BOOK 47, PAGES 59, 59A THROUGH 59I OF THE CURRENT PUBLIC RECORDS OF COUNTY); THENCE NORTH 00°45'56" WEST, ALONG THE AFORESAID WEST LINE OF SECTION 7, AND THE EAST LINE OF AFORESAID DEERWOOD PARK NORTH, 2619.00 FEET TO NORTH LINE OF SAID SECTION 7, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FOREST BOULEVARD SOUTH (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE SOUTHERLY LINE OF OAK PARK HEIGHTS (AS RECORDED IN PLAT BOOK 23, PAGE 70 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); THENCE NORTH 88°39'04" EAST, ALONG LAST SAID LINE, AND ALONG SAID NORTH LINE OF SECTION 7, 729.69 FEET; THENCE SOUTH 00°44'56" EAST, 2114.45 FEET; THENCE SOUTH 29°38'27" WEST, 641.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 35.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°36'55" WEST, 57.38 FEET TO THE POINT OF TANGENCY AND THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF GATE PARKWAY NORTH; THENCE NORTH 80°22'08" WEST, ALONG LAST SAID LINE 359.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.51 ACRES, MORE OR LESS.

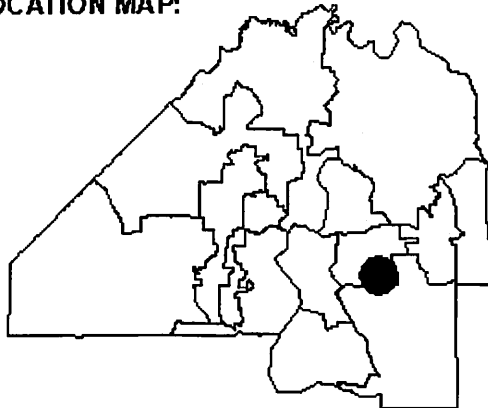


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



0 195 390 780



Feet

COUNCIL DISTRICT:

4

TRACKING NUMBER

T-2020-3055

**EXHIBIT 2
PAGE 1 OF 1**

CrossRoad Church PUD

October 30, 2020

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE #: 167727-0100
- B.** Current Land Use Designation: LDR
- C.** Current Zoning District: PUD (98-769-E)
- D.** Proposed Zoning District: PUD

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

CrossRoad United Methodist Church, Inc. and Seminole Educational Services, LLC (collectively, the “Applicant”) propose to rezone approximately 42.51 acres of property located at the northwest quadrant of Gate Parkway and Shiloh Mill Boulevard from Planned Unit Development (the “Original PUD”) to Planned Unit Development (this “PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for a development that includes the existing church and may include a mix of residential and institutional uses. The PUD allows for the development of such uses in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD shall be developed in accordance with this Written Description and the Conceptual Site Plan dated October 19, 2020, which is attached as **Exhibit 4** to this Ordinance (the “Site Plan”).

The existing church, CrossRoad Church, UMC, and related uses located on the front portion of the Property (the “Church Parcel”) is intended to remain. The rear portion of the property, consisting of approximately 21.31 acres is intended to be developed as a townhome community (the “Residential Parcel”). The middle portion of the property, consisting of approximately 6.26 acres (the “School Parcel”), is intended to be developed as a school. Alternatively, all or a portion of the Residential and/or School Parcel may be used for a reclaimed water treatment/purification facility, along with associated or similar uses (the “Water Facility”). Such a Water Facility would treat/purify reclaimed water such that the reclaimed water will be drinkable. Initially, the Water Facility would be used primarily for education and demonstration purposes. However, it is intended that such a Water Facility would treat and purify reclaimed water to be consumed and used by Jacksonville residents and the Water Facility may be expanded increase the capacity of the facility for such purification. Prior to the use of any portion of the School Parcel and/or the Residential Parcel as the Water Facility, a minor modification to this PUD to approve a site plan for said development shall be required. The Church Parcel, Residential Parcel and School Parcel may each be referred to herein, generally, as a “Parcel.”

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 Urban Development Area. The

PUD shall be developed consistent with the applicable LDR – Urban Area land use category of the 2030 Comprehensive Plan.

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	RPI	PUD	Gate Pkwy, Condominiums
East	LDR	PUD	Single-family, Condominiums
North	LDR	RLD-60	Mobile homes
West	RPI	PUD	Vacant, Wetlands

IV. PERMITTED USES

A. Site Plan and Parcels

The parcel designations on the Site Plan are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. Parcel size, configuration, and boundaries as shown on the Site Plan may be modified as an administrative modification to the PUD, subject to the review and approval of the Planning and Development Department.

The following uses, as described in Sections IV.B, C, D and E below, shall be permitted uses in the Parcels as follows:

In the Church Parcel, church uses and related uses, as described in Sections IV.B below, shall be permitted.

In the School Parcel, school uses and Water Facility uses, as described in Section IV.C and E below, shall be permitted.

In the Residential Parcel, townhomes, school uses and Water Facility uses, as described in Section IV.C, D and E, shall be permitted.

B. Church Uses

1. *Permitted Uses and Structures:*

a. Churches including a rectory, meeting and assembly rooms, classrooms and a nursery for use during church services and activities, and similar uses.

b. Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

c. Recreational facilities.

d. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4 of the Zoning Code.

2. *Permissible Uses and Structures by Exception:*

- a. Cemeteries and mausoleums but not funeral homes or mortuaries.
- b. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

3. *Permitted Accessory Uses & Structures:* Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.

4. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:*

- a. Minimum lot width: None.
- b. Maximum lot coverage by all buildings: Forty-five (45) percent.
- c. Minimum lot area: None.
- d. Minimum yard requirements. The minimum yard requirements for all structures are:
 - (i) Front: Twenty-five (25) feet.
 - (ii) Side: Five (5) feet.
 - (iii) Rear: Ten (10) feet.
- e. Maximum height of structure: Seventy-five (75) feet, provided that the height limitations herein contained do not apply to spires, steeples, crosses, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

C. Water Facility Uses

1. *Permitted uses and structures*

- a. Reclaimed water treatment/purification facility, along with associated or similar uses.
- b. Essential services, including water, sewer, gas, telephone, radio, television and electric, which could include regional service installations such as water pumping or aeration facilities, but not wastewater treatment facilities.
- c. Research, education and demonstration facilities associated with other permitted uses.

- d. Libraries, museums, and community centers.
- e. Agricultural, horticultural and forestry uses.
- f. Wetland preservation, mitigation, and restoration, as permitted by applicable regulatory agencies.
- g. Stormwater, surface water management and flood control improvements, as permitted by applicable regulatory agencies.
- h. Watersheds, water reservoirs, control structures and wells.

2. *Permissible Uses and Structures by Exception:*

- a. Cemeteries and mausoleums but not funeral homes or mortuaries.
- b. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- c. Those uses set forth in Section IV.B. above.

3. *Permitted Accessory Uses & Structures:* Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.

4. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:* For the purpose of these requirements, "lot," "Property" or "Parcel" refers to the School Parcel and/or Residential Parcel, as applicable, unless explicitly stated otherwise.

- a. Minimum lot width: None.
- b. Maximum lot coverage by all buildings: Forty-five (45) percent.
- c. Minimum lot area: None.
- d. Minimum yard requirements: The minimum yard requirements for all structures are:
 - (i) Front: Zero (0) feet.
 - (ii) Side: Zero (0) feet.
 - (iii) Rear: Zero (0) feet.
- e. Minimum Setback of Principal Structures from Boundary of the applicable Parcel: Twenty (20) feet, except that the minimum setback shall be thirty (30) feet along the eastern boundary of the Property.
- f. Maximum height of structures: Forty-five (45) feet, provided, however, height may be unlimited where all required property boundary setbacks are increased by

one (1) foot for each three (3) feet of building height or fraction thereof in excess of forty-five (45) feet. The height limitations herein contained do not apply to spires, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

D. Townhomes¹

1. *Permitted uses and structures.*

a. Townhomes/carriage homes (fee simple, condominium ownership, or rental).

b. Leasing/sales/management offices, models, and similar uses.

c. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.

d. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.

e. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

f. Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.

g. Mail center.

h. Carwash (self) area for residents.

i. Live-work uses, subject to the provisions of Part 4 of the Zoning Code.

j. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.

k. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.

¹ Subject to any private restrictions on the timing of the residential development.

i. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Townhome use.* For the purpose of these requirements, “lot” or “Property” refers to the Future Development Parcel, unless explicitly stated otherwise. These requirements permit at least three types of townhome configurations: front street access with garages; front street access with common parking; and rear alley access.

a. *Minimum lot width.*—Fifteen (15) feet; for end units, twenty-five (25) feet.

b. *Maximum gross density*—Seven (7) units per acre.

c. *Maximum lot coverage by all buildings*— Seventy-five (75) percent.

(i) *Minimum yard requirements.* The minimum yard requirements for all structures are:

(a) Front—20 feet, if front street access with garage; 10 feet, if garage access is from the rear.

(b) Side— 0 feet; 5 feet for end units.

(c) Rear— 10 feet.

(ii) *Minimum Lot Area*—1,300 square feet.

(iii) *Maximum height of structure.* Forty (40) feet.

3. *Alley Access.* Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot right of way if two-way and a ten (10) foot right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.

4. *Patios/porches.* Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the Minimum Setback from the Property Boundary, but shall not be located within five (5) feet of any right-of-way.

5. *Number of units in building.* Up to twelve (12) units shall be permitted in any single townhome building. For purposes of clarification, there is no required minimum distance between townhome buildings.

E. School Uses

1. *Permitted uses and structures*

- a. Schools, and related uses, meeting the performance standards and development criteria set forth in Section IV.E.5 below.
- b. Parks, playgrounds, playfields and recreational and community structures, which support school uses.
- c. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth Part 4 of the Zoning Code (“Part 4”).

2. *Permissible Uses and Structures by Exception:*

- a. Cemeteries and mausoleums but not funeral homes or mortuaries.
- b. Those uses set forth in Section IV.B. above.

3. *Permitted Accessory Uses & Structures:* Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.

4. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:* For the purpose of these requirements, “lot,” “Property” or “Parcel” refers to the School Parcel and/or Residential Parcel, as applicable, unless explicitly stated otherwise.

- a. Minimum lot width: None.
- b. Maximum lot coverage by all buildings: Forty-five (45) percent.
- c. Minimum lot area: None.
- d. Minimum yard requirements: The minimum yard requirements for

all structures are:

- (i) Front: Zero (0) feet.
- (ii) Side: Zero (0) feet.
- (iii) Rear: Zero (0) feet.

e. Minimum Setback of Principal Structures from Boundary of the applicable Parcel: Twenty (20) feet, except that the minimum setback shall be thirty (30) feet along the eastern boundary of the Property.

f. Maximum height of structures: Fifty (50) feet, provided, however, height may be unlimited where all required property boundary setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of fifty (50) feet. The height limitations herein contained do not apply to spires, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be place above the roof level and not intended for human occupancy.

5. *Performance Standards for Schools:*

a. All recreational areas and playing fields shall provide a six-foot high visual barrier, not less than 95 percent opaque, where adjoining residential properties.

b. Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.

c. The site plan showing traffic circulation, including bus and/or automobile drop-off and pick-up, recreation and/or playground area, existing and proposed parking area, structures and total enclosed area of each building and existing and proposed signage and landscaping shall be submitted to the Planning and Development Department and the City Traffic Engineer for review and approval and also to insure that access to the site will not result in undue traffic congestion. Traffic circulation, including bus and/or automobile drop-off and pick-up, may take place, in part, on the Church Parcel.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access/Traffic Circulation

Access will be provided as shown on the PUD Conceptual Site Plan via Gate Parkway, Shiloh Mill Boulevard and an internal access road, which may be private or dedicated, subject to applicable requirements. Access to the School Parcel for a school will be provided via Gate Parkway over the western portion of the Church Parcel, with any required consents from the owner(s) of the Church Parcel.

As shown on the Site Plan, (i) all pick-up and drop-off traffic for the proposed school must enter on the west side of the Church Parcel, and not on Shiloh Mill Blvd., (ii) pick-up and drop-off traffic for the proposed school may exit on either Shiloh Mill Blvd. or on the west side of the Church Parcel, and (iii) the internal circulation road at the front of the proposed school will be open to two-way traffic, but the portion of such road in front of the play field will only be open to one-way traffic. Additionally, traffic cones shall be placed in the areas marked with an "X" on the Site Plan to block access through such areas during school pick-up and drop-off hours.

The locations and design of the access points, turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connections, and internal drives shall be subject to the review and approval of the Planning and Development Department.

B. Recreation/Open Space

To the extent applicable, active recreation will be provided with the amenity/recreation

areas pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses. Notwithstanding anything to the contrary herein, to the extent that the Church Parcel was originally developed in compliance with the Original PUD, this PUD is not intended to impose stricter requirements. By way of example and not limitation, to the extent that the parking areas on the Church Parcel were originally landscaped in accordance with applicable requirements, stricter parking area landscape requirements shall not apply until such time as the Church Parcel is completely redeveloped.

1. *Buffers*

The City’s Zoning Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required, including, but not limited to residential uses and the internal access road, whether private or dedicated.

2. *Eastern Boundary*

A minimum thirty (30) foot landscaped buffer shall be provided along the eastern boundary of the Property meeting the requirements of Section 656.1216(b) of the Zoning Code. Notwithstanding the foregoing, to the extent that existing vegetation within said buffer area complies with the opacity and tree count provisions of Section 656.1216(b), said existing vegetation may remain as a part of said buffer and in lieu of additional plantings.

D. Signage

Multiple uses, owners, and/or tenants may be identified on 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. Signs may be externally illuminated.

1. Gate Parkway: Church Parcel: Identity Monument Signs.

One (1) identity monument sign is permitted on Gate Parkway for the Church Parcel. This sign may be two sided and/or externally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.

This monument sign will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

2. Gate Parkway: School Parcel and Residential Parcel Identity Monument Sign.

One (1) identity monument sign is permitted on Gate Parkway for the Residential Parcel and/or School Parcel. This sign may be two sided and/or externally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.

This monument sign will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

3. Shiloh Mill Boulevard: School Parcel and Residential Parcel Identity Monument Sign.

One (1) identity monument sign is permitted on Shiloh Mill Boulevard for the Residential Parcel and/or School Parcel. This sign may be two sided and/or externally illuminated, and may be located within the median of the internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.

This monument signs will not exceed ten (10) feet in height and forty-eight (48) square feet (each side) in area.

4. Signage on Internal Access Road

Identity signs will be permitted along the internal access road (whether private or dedicated) for the uses, owners, and tenants within the PUD. These signs may be two sided and/or externally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared sign.

These signs will not exceed eight (8) feet in height and twenty (24) square feet (each side) in area.

5. Other Signs.

Internal directional signs indicating major buildings, major tenants, 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. For pedestrian directional signage, such as “informational side walk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of eight (8) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in

structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

6. General Provisions Governing All Monument Signage

a. All monument signs on the same lot must be a minimum of one-hundred (100) feet apart; provided, however, that this minimum distance shall not apply to the distance between a sign for residential use and a sign for non-residential use.

b. As a part of verification of substantial compliance with this PUD, prior to commencement of each use which proposes a monument sign, the applicant for that use shall submit a plan showing the location, height, size and design of the proposed monument sign to the Planning and Development Department for its review and approval for consistency with this PUD.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)
Church Parcel Monument Sign	On Gate Pkwy	1	50	15
School Parcel and Residential Parcel Sign	On Gate Pkwy	1	50	15
School Parcel and Residential Parcel Sign	On Shiloh Mill Boulevard	1	48	10
Internal Access Road Signs	Internal Access Road	N/A	24	8
Internal Directional Signage	Project Wide	N/A	8	8

E. Architectural Guidelines.

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

F. Construction offices/model units/real estate rental or sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

G. 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.

H. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended. Public traditional school or charter school parking may be provided in accordance with the State Requirements for Educational Facilities (S.R.E.F.). Notwithstanding anything to the contrary herein, to the extent that the Church Parcel was originally developed in compliance with the Original PUD, this PUD is not intended to impose stricter requirements. Therefore, to the extent that parking was originally in accordance with applicable requirements, stricter parking requirements shall not apply until such time as the Church Parcel is completely redeveloped.

I. Lighting

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

J. Stormwater Retention

Stormwater facilities will be constructed in accordance with applicable regulations.

K. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on March 19, 2020.

VII. JUSTIFICATION FOR THE PUD REZONING

This PUD allows for a mix of compatible uses on the property that would not otherwise be permitted together in a conventional zoning district. The proposed school and residential uses will provide important services and diverse housing product to this area, within innovative site planning principles incorporated in the proposed development. Furthermore, this PUD allows for the possible development of the Water Facility, which would be an innovative facility that would not only treat/purify reclaimed water but would also provide a valuable educational resource to the community.

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 this Written Description and the Site Plan; it provides for site-specific access requirements; it requires an increased buffer along the eastern boundary of the Property; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; and, it provides for site-specific signage

requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Uses	See Original PUD – Generally, church and educational uses	<p>A. <u>Church Uses</u></p> <p>1. <i>Permitted Uses and Structures:</i></p> <p>a. Churches including a rectory, meeting and assembly rooms, classrooms and a nursery for use during church services and activities, and similar uses.</p> <p>b. Day care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>c. Recreational facilities.</p> <p>d. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4 of the Zoning Code.</p> <p>2. <i>Permissible Uses and Structures by Exception:</i></p> <p>a. Cemeteries and mausoleums but not funeral homes or mortuaries.</p> <p>b. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>3. <i>Permitted Accessory Uses & Structures:</i> Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.</p> <p>B. <u>Water Facility Uses</u></p> <p>1. <i>Permitted uses and structures</i></p> <p>a. Reclaimed water treatment/purification facility, along with associated or similar uses.</p> <p>b. Essential services, including water, sewer, gas, telephone, radio, television and electric, which could include regional service installations such as water pumping or aeration facilities, but not wastewater treatment facilities.</p> <p>c. Research, education and demonstration facilities associated with other permitted uses.</p> <p>d. Libraries, museums, and community centers.</p> <p>e. Agricultural, horticultural and forestry uses.</p> <p>f. Wetland preservation, mitigation, and restoration, as permitted by applicable regulatory agencies.</p> <p>g. Stormwater, surface water management and flood control improvements, as permitted by applicable regulatory agencies.</p> <p>h. Watersheds, water reservoirs, control structures and wells.</p> <p>2. <i>Permissible Uses and Structures by Exception:</i></p> <p>a. Cemeteries and mausoleums but not funeral homes or mortuaries.</p> <p>b. Those uses set forth in Section IV.B. above.</p> <p>3. <i>Permitted Accessory Uses & Structures:</i> Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.</p>	To allow for the mixed-use development of the property with compatible uses.

		<p>C. <u>Townhomes</u></p> <p>1. <i>Permitted uses and structures.</i></p> <p>a. Townhomes/carriage homes (fee simple, condominium ownership, or rental).</p> <p>b. Leasing/sales/management offices, models, and similar uses.</p> <p>c. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.</p> <p>d. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.</p> <p>e. Mail center.</p> <p>f. Carwash (self) area for residents.</p> <p>g. Live-work uses, subject to the provisions of Part 4 of the Zoning Code.</p> <p>h. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.</p> <p>i. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>j. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p><u>School Uses</u></p> <p><i>Permitted uses and structures</i></p> <p>A. Schools, and related uses, meeting the performance standards and development criteria set forth in Section IV.A.4 below.</p> <p>B. Playgrounds, playfields and recreational and community structures, which support school uses.</p> <p>C. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth Part 4 of the Zoning Code ("Part 4").</p> <p><i>Permissible Uses and Structures by Exception:</i></p> <p>A. Cemeteries and mausoleums but not funeral homes or mortuaries.</p>	
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		<p>B. Those uses set forth in Section IV.B. above.</p> <p><i>Permitted Accessory Uses & Structures:</i> Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.</p>	
<p>Lot Requirements</p>	<p>The Original PUD (for Church Uses):</p> <ul style="list-style-type: none"> - Maximum Lot Coverage – 35% <p>Townhomes (656.414)</p> <ol style="list-style-type: none"> (1) <i>Minimum lot width</i> : - 15 feet; 25 feet for end units. (2) <i>Minimum lot area</i> : - 1,500 square feet. (3) <i>Maximum lot coverage by all buildings</i> : - 70 percent. (4)<i>Maximum yard requirements:</i> <ol style="list-style-type: none"> (a) Front - 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley. (b) Side - 0 feet; 10 feet for end units. (c) Rear - 10 feet. (5) <i>Maximum height of structures.</i> 35 feet. <p>PBF-3 (Institutional Uses):</p> <p><i>Minimum lot requirements (width and area).</i></p> <ol style="list-style-type: none"> (1) Width—100 feet. (2) Area—10,000 square feet. <p><i>Minimum yard requirements.</i></p> <ol style="list-style-type: none"> (1) Front—20 feet. (2) Side—Ten feet. (3) Rear—Ten feet. <p>(f) <i>Maximum height of structures.</i> 35 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.</p> <p>(g) <i>Maximum lot coverage by all buildings.</i> 60 percent. <i>Impervious surface ratio</i> as required by Section 654.129.</p>	<p>For Church Uses</p> <ul style="list-style-type: none"> - Maximum Lot Coverage 45% <p>Townhomes:</p> <p><i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Townhome use.</i> For the purpose of these requirements, “lot” or “Property” refers to the Future Development Parcel, unless explicitly stated otherwise. These requirements permit at least three types of townhome configurations: front street access with garages; front street access with common parking; and rear alley access.</p> <p><i>Minimum lot width.</i>—Fifteen (15) feet; for end units, twenty-five (25) feet.</p> <p><i>Maximum gross density</i>—Seven (7) units per acre.</p> <p><i>Maximum lot coverage by all buildings</i>—Seventy-five (75) percent.</p> <p><i>Minimum yard requirements.</i> The minimum yard requirements for all structures are:</p> <p>Front: 20 feet, if front street access with garage; 10 feet, if garage access is from the rear.</p> <p>Side— 0 feet; 5 feet for end units.</p> <p>Rear— 10 feet.</p> <p><i>Minimum Lot Area</i>—1,300 square feet.</p> <p><i>Maximum height of structure.</i> Forty (40) feet.</p> <p><i>Alley Access.</i> Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot right of way if two-way and a ten (10) foot right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.</p> <p><i>Patios/porches.</i> Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the Minimum Setback from the Property Boundary, but shall not be located within five (5) feet of any right-of-way.</p> <p><i>Number of units in building.</i> Up to twelve (12) units shall be permitted in any single</p>	<p>For Church Uses: Due to the reduction in size of the Church Parcel compared to the Original PUD.</p> <p>For Townhomes: To allow for flexible townhome design within the interior of the mixed use property.</p> <p>For the Water Facility: To allow for flexible development of the Water Facility within the interior of the mixed use property.</p> <p>For School Uses: To allow for flexible development of school uses within the interior of the mixed use property.</p>

	<p>townhome building. For purposes of clarification, there shall be no required minimum distance between townhome buildings.</p> <p>Water Facility:</p> <p><i>Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:</i> For the purpose of these requirements, "lot," "Property" or "Parcel" refers to the School Parcel and/or Residential Parcel, as applicable, unless explicitly stated otherwise.</p> <p>Minimum lot width: None.</p> <p>Maximum lot coverage by all buildings: Forty-five (45) percent.</p> <p>Minimum lot area: None.</p> <p>Minimum yard requirements: The minimum yard requirements for all structures are:</p> <p>Front: Zero (0) feet. Side: Zero (0) feet. Rear: Zero (0) feet.</p> <p>Minimum Setback of Principal Structures from Boundary of the applicable Parcel: Twenty (20) feet, except that the minimum setback shall be thirty (30) feet along the eastern boundary of the Property.</p> <p>Maximum height of structures: Forty-five (45) feet, provided, however, height may be unlimited where all required property boundary setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of forty-five (45) feet. The height limitations herein contained do not apply to spires, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.</p> <p>School Uses:</p> <p><i>Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:</i> For the purpose of these requirements, "lot," "Property" or "Parcel" refers to the School Parcel and/or Residential Parcel, as applicable, unless explicitly stated otherwise.</p> <p>Minimum lot width: None.</p> <p>Maximum lot coverage by all buildings: Forty-five (45) percent.</p> <p>Minimum lot area: None.</p> <p>Minimum yard requirements: The minimum</p>	
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		<p>yard requirements for all structures are:</p> <p>Front: Zero (0) feet. Side: Zero (0) feet. Rear: Zero (0) feet.</p> <p>Minimum Setback of Principal Structures from Boundary of the applicable Parcel: Twenty (20) feet, except that the minimum setback shall be thirty (30) feet along the eastern boundary of the Property.</p> <p>Maximum height of structures: Fifty (50) feet, provided, however, height may be unlimited where all required property boundary setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of fifty (50) feet. The height limitations herein contained do not apply to spires, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.</p>	
<p>Performance Standards for Schools</p>	<p>§656.401(t):</p> <p>(1) The minimum lot size shall be two acres. The site shall be adequate in size to accommodate the number of students proposed and shall contain adequate space for recreation and/or playground area and a parking area sufficient to accommodate the number of parking spaces required by the Zoning Code.</p> <p>(2) All recreational areas and playing fields shall provide a six-foot high visual barrier, not less than 95 percent opaque, where adjoining residential properties.</p> <p>(3) Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.</p> <p>(4) The site plan showing internal traffic circulation, including bus and/or automobile drop-off and pick-up, recreation and/or playground area, existing and proposed parking area, structures and total enclosed area of each building and existing</p>	<p>(1) All recreational areas and playing fields shall provide a six-foot high visual barrier, not less than 95 percent opaque, where adjoining residential properties.</p> <p>(2) Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.</p> <p>(3) The site plan showing traffic circulation, including bus and/or automobile drop-off and pick-up, recreation and/or playground area, existing and proposed parking area, structures and total enclosed area of each building and existing and proposed signage and landscaping shall be submitted to the Planning and Development Department and the City Traffic Engineer for review and approval and also to insure that access to the site will not result in undue traffic congestion. Traffic circulation, including bus and/or automobile drop-off and pick-up, may take place, in part, on the Church Parcel.</p>	<p>To ensure that a school may be developed on the School Parcel, as currently configured.</p>

	and proposed signage and landscaping shall be submitted to the Planning and Development Department and the City Traffic Engineer for review and approval and also to insure that access to the site will not result in undue traffic congestion.		
Buffers	Part 6 of the Zoning Code would require no buffer along the northern boundary of the Property	Increased buffering along the eastern boundary. Removed need for interior uncomplimentary buffers. Ensured existing landscaping of the Church Parcel is compliant.	To ensure compatibility with adjacent residential neighborhoods. Due to the mixed use nature of the Property. Due to the pre-existing development of the Church Parcel.
Signage	<p>The Original PUD: See Section 3(b) of the Original PUD ordinance.</p> <p>656.1303(a):</p> <p>(a) <i>Residential zoning districts:</i></p> <p>(1) RR, RLD, RMD-A and RMD-B zoning districts—</p> <p>(i) One nonilluminated sign not exceeding a maximum of one square foot in area and mounted flat against the wall of the building or structure is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(ii) One nonilluminated sign not exceeding a maximum of 24square feet in area may be allowed, provided it is specifically authorized in the grant of exception, unless otherwise specifically prohibited in the Zoning Code.</p> <p>656.1303(b)</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</p>	<p>Multiple uses, owners, and/or tenants may be identified on 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. Signs may be externally illuminated.</p> <p><u>Gate Parkway: Church Parcel: Identity Monument Signs.</u></p> <p>One (1) identity monument sign is permitted on Gate Parkway for the Church Parcel. This sign may be two sided and/or externally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.</p> <p>This monument sign will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.</p> <p><u>Gate Parkway: School Parcel and Residential Parcel Identity Monument Sign.</u></p> <p>One (1) identity monument sign is permitted on Gate Parkway for the Residential Parcel and/or School Parcel. This sign may be two sided and/or externally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.</p> <p>This monument sign will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.</p> <p><u>Shiloh Mill Boulevard: School Parcel and Residential Parcel Identity Monument Sign.</u></p> <p>One (1) identity monument sign is permitted on Shiloh Mill Boulevard for the Residential Parcel and/or School Parcel. This sign may be two sided and/or externally illuminated, and may be located within the median of the internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one</p>	To ensure adequate signage that is consistent with surrounding developments.

	<p>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, 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>shared monument sign.</p> <p>This monument signs will not exceed ten (10) feet in height and forty-eight (48) square feet (each side) in area.</p> <p><u>Signage on Internal Access Road</u></p> <p>Identity signs will be permitted along the internal access road (whether private or dedicated) for the uses, owners, and tenants within the PUD. These signs may be two sided and/or externally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared sign.</p> <p>These signs will not exceed eight (8) feet in height and twenty (24) square feet (each side) in area.</p> <p><u>Other Signs.</u></p> <p>Internal directional signs indicating major buildings, major tenants, 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. For pedestrian directional signage, such as "informational side walk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of eight (8) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such 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><u>General Provisions Governing All Monument Signage</u></p> <p>All monument signs on the same lot must be a minimum of one-hundred (100) feet apart; provided, however, that this minimum distance shall not apply to the distance between a sign for residential use and a sign for non-residential use.</p> <p>As a part of verification of substantial compliance with this PUD, prior to commencement of each use which proposes a</p>	
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		monument sign, the applicant for that use shall submit a plan showing the location, height, size and design of the proposed monument sign to the Planning and Development Department for its review and approval for consistency with this PUD.	
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. Public traditional school or charter school parking may be provided in accordance with the State Requirements for Educational Facilities (S.R.E.F.). Notwithstanding anything to the contrary herein, to the extent that the Church Parcel was originally developed in compliance with the Original PUD, this PUD is not intended to impose stricter requirements. Therefore, to the extent that parking was originally in accordance with applicable requirements, stricter parking requirements shall not apply until such time as the Church Parcel is completely redeveloped.	To ensure that this PUD does not cause the existing church use to become nonconforming.
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

IX. NAMES OF DEVELOPMENT TEAM

Owner: CrossRoad United Methodist Church, Inc.

Developer: Seminole Educational Facilities, LLC

Planner/Engineer: Haskell

X. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit "F."** Acreages in Exhibit F are approximate.

XI. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the LDR Urban Area land use category.

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

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 and will provide active recreation for all residential uses consistent with the Zoning Code

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: Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended. Public traditional school or charter school parking may be provided in accordance with the State Requirements for Educational Facilities (S.R.E.F.). Notwithstanding anything to the contrary herein, to the extent that the Church Parcel was originally developed in compliance with the Original PUD, this PUD is not intended to impose stricter requirements. Therefore, to the extent that parking was originally in accordance with applicable requirements, stricter parking requirements shall not apply until such time as the Church Parcel is completely redeveloped.

K. Sidewalks, Trails, and Bikeways: The PUD will provide for pedestrian and bicycle connectivity and recreational trails consistent with the City of Jacksonville Ordinance Code and the 2030 Comprehensive Plan. Additionally, a 5' sidewalk will be provided on the west side of the new internal access road connecting to Shiloh Mill Boulevard, as shown on the Site Plan.

CROSSROAD UNITED METHODIST CHURCH, INC., a Florida not for profit corporation

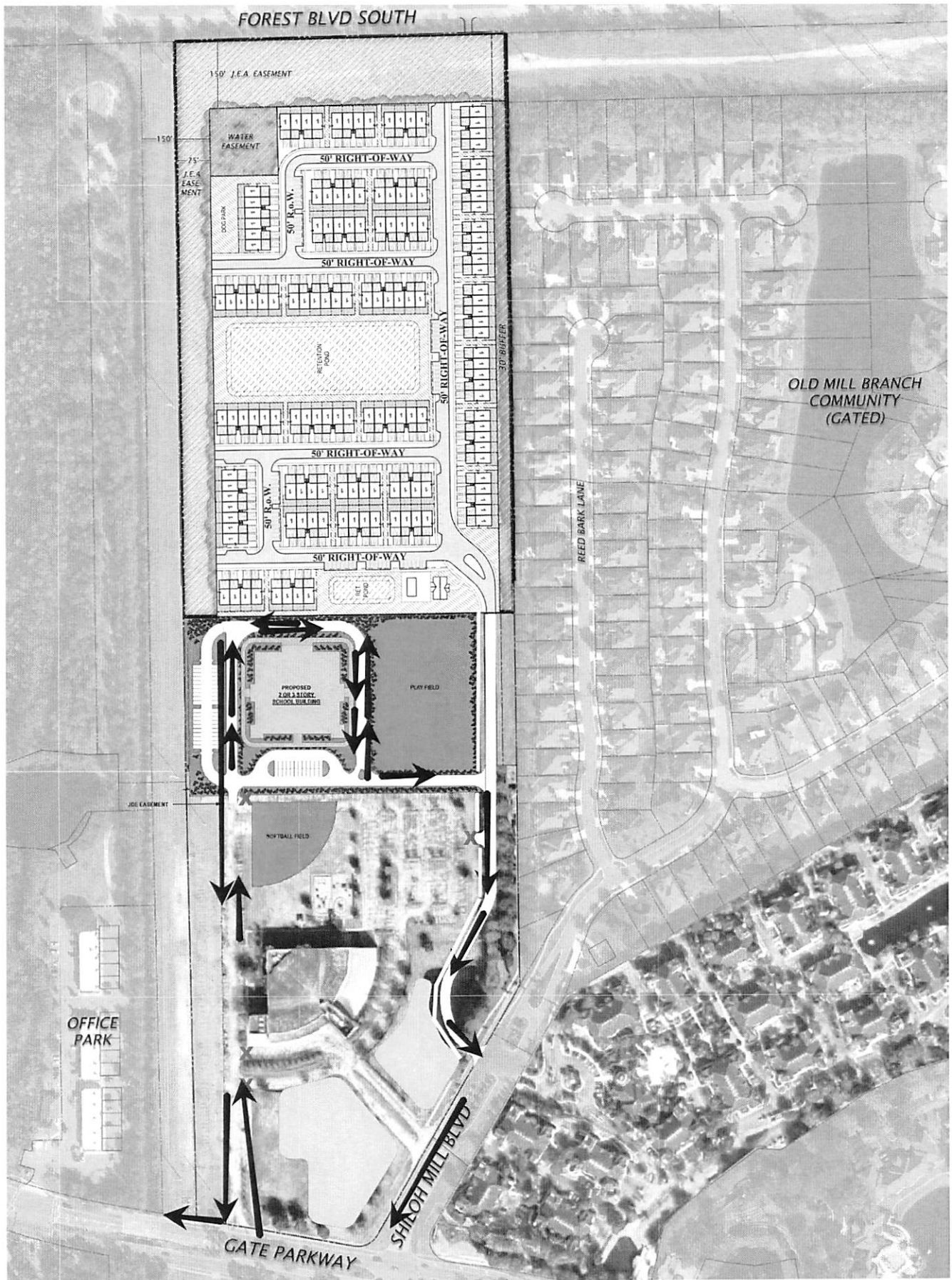
By: [Signature]
Name: Rev. Kevin Griffin
Title: Lead Pastor

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12th day of August, 2020, by Kevin Griffin, as Lead Pastor of **CROSSROAD UNITED METHODIST CHURCH, INC.**, a Florida not for profit corporation, on behalf of the not for profit corporation. S/he (check one) is personally known to me, or has produced a valid driver's license as identification.

Jane S. Crout (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Jane S. Crout
My Commission Expires: 10-13-2021
My Commission Number is: GG 131781





1 SITE DEVELOPMENT PLAN
1" = 80'

Exhibit F

Total gross acreage	42.51 ac	100%
Amount of each different land use by acreage		
Church	15.02	35%
School (School Parcel)	6.26	15%
Townhomes (Residential Parcel)	21.31	50%
Total number and type of dwelling units	149	
Total amount of active recreation (if Townhomes developed with 149 units)	.513 ac	1.2%
Maximum coverage of buildings and structures at ground level		
Church Parcel	6.76 ac	45%
School Parcel	2.82 ac	45%
Residential Parcel	15.98 ac	75%

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in Section IV of Exhibit 3.



Availability Letter

Jim Young

9/4/2020

Seminole Educational Services, LLC

10117 Cross Green Way

Jacksonville, Florida 32256

Project Name: CrossRoad Church PUD

Availability #: 2020-2866

Attn: Jim Young

Thank you for your inquiry regarding the availability of Electric, Reclaim, 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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-2866

Request Received On: 8/31/2020

Availability Response: 9/4/2020

Prepared by: Susan West

Expiration Date: 09/04/2022

Project Information

Name: CrossRoad Church PUD

Address:

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 53250

Parcel Number: 167727 0100

Location:

Description: Approximately 42.8 acres comprised of an existing church on the approximate 15.23 front acres with a proposed charter school on approximately 6.26 acres adjacent to the existing 15.23 existing church acres and a proposed residential town home community on the remaining approximate 21.31 acres.

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Existing 12 inch water main along Shiloh Mill Blvd

Connection Point #2: Existing 16 inch water main along Gate Pkwy N

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. Access to JEA facilities may require temporary and/or permanent easements wherever proposed infrastructure will be installed outside public right of ways. Details to be provided during plan review.

Sewer Connection

Sewer Grid: Arlington East

Connection Point #1: Existing 6 inch force main along Shiloh Mill Blvd

Connection Point #2:

Access to JEA facilities may require temporary and/or permanent easements wherever proposed infrastructure will be installed outside public right of ways. Details to be provided during plan review. Connection to the JEA-owned sewer system for your project will require the design and

Sewer Special Conditions: construction of an onsite pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal. Ownership and maintenance entity of pump station to be determined either at the preapplication meeting or during plan review.

Reclaimed Water Connection

Reclaim Grid: South Grid

Connection Point #1: Existing 12 inch reclaimed water main along north and west property lines

Connection Point #2:

Reclaim Special Conditions: Reclaim for irrigation purposes only.

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.

Point of connection location(s) to be field verified by developer during project design. If needed, a General Conditions: development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.