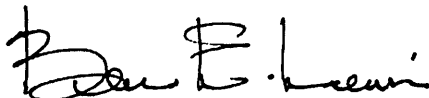


Planning Commission Report
Page 2

Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Absent
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

EXHIBIT D

PUD Written Description

Southside United Methodist Church Campus PUD

June 9, 2022

City Development Number: TBD

I. PROJECT DESCRIPTION

A. General Information

The project will be named the "Southside United Methodist Church Campus PUD" (the "PUD"). The subject property of this Application for Rezoning from the original PUD under Ordinance 92-1022-1406 to this updated Planned Unit Development (aka the "PUD Rezoning") consists of Real Estate #082683-0000, RE #082703-0000, RE #082704-0000, RE #070222-0000, RE #070221-0000, RE #070220-0000, RE #070219-0000, 070218-0000 and RE #070217-0000 for a total of 5.48+/- acres (the "Property"). The Property is currently occupied by the Southside United Methodist Church and its campus (the "Church"), consisting of an Education Building, a Family Life Center, five (5) former single family detached homes that are now used or anticipated to be used for storage, Church office and educational operations, and one commercial building once used for retail sales, now proposed for conversion to a coffee shop restaurant.

Most of the Property is currently zoned PUD with the former retail sales site zoned CRO and four parcels zoned RLD-60 (Please see "bird's eye view" plan at Exhibit "G").

The overall 5.48+/- acre Property carries a future land use designation of LDR, with the aforementioned commercial parcel's (RE #082703-0000) zoning classified as RPI. (please see Zoning and Land Use maps at Exhibit "I").

The prospective uses for the Property are consistent with the proposed PUD zoning district, as set forth in the City of Jacksonville Zoning Code (the "City's Zoning Code"). Except where otherwise specifically stated, all references to the City's Zoning Code in this PUD Exhibit "D" Written Description shall refer to the provisions of Chapter 656 of the City of Jacksonville Ordinance Code in effect at the time of the PUD Rezoning approval, and not of any future amendments thereof.

B. Purpose of Rezoning Request

The purpose of this rezoning is to create an overall PUD zoning district for the Property that better promotes a unified, symbiotic development at build out by blending it with the requirements and permitted uses of the current neighboring zoning districts.

Specifically, the PUD Rezoning primarily seeks to memorialize the development of a coffee shop restaurant within the existing Church commercial property (RE #082703-0000-3200 Hendricks Avenue), with total seating options for ~~sixty (60)~~ ninety nine (99) patrons or less, with seventy one (71) interior seats complemented by an outside patio featuring twenty eight (28) seats within the immediately adjacent Church parcel (RE #082704-0000-1414 Felch Avenue), overlooking a park-like redevelopment to be known as the Friendship Garden (please see Conceptual Plan at Exhibit G and Happy Brew Coffee Shop plans at Exhibit "J").

The operating hours of the proposed coffee shop restaurant are estimated to be from 6:30 AM to 8:00 PM, Wednesdays through Sundays; Mondays and Tuesdays the coffee shop

restaurant is anticipated to be closed to the general public while its Church management educates and practices the daily operations with Intellectually and Developmentally Disabled (“IDD”) adults who will eventually run the daily coffee shop restaurant operations themselves.

There may be, from time to time, recorded and/or live music played within the coffee shop restaurant, on its patio and/or within the prospective Friendship Garden, but the said music is prohibited from being played between the hours of 10:00 PM to 7:00 AM.

Secondly, the purpose of this proposed rezoning is to annex certain contiguous parcels of the Property that have been acquired by the Church since the adoption of PUD Ordinance 92-1022-1406 into the proposed PUD Rezoning (please see Exhibit “I”).

C. Location of Property

The Property is located north of Inwood Terrace between San Jose Boulevard and Hendricks Avenue.

D. Surrounding Properties

Surrounding existing uses, future land use map (“FLUM”) designations and zoning districts are as follows:

	<u>EXISTING USES</u>	<u>FLUM DESIG.</u>	<u>ZONING DISTRICT</u>
SOUTH	Antique retail & restaurant west of Hendricks Avenue & single-family residential parcels south of Inwood Terrace, Hendricks Avenue Elementary School south of Inwood Terrace residential.	RPI, LDR & PBF	CRO, RLD-60 & PBF-1
EAST	Commercial Offices & Medical Offices, single family residential parcels	RPI, LDR	CRO, RLD-60
NORTH	River Oaks Park	LDR	PBF-1
WEST	Single-family residential subdivisions	LDR	RLD-90, RLD-60

E. Project Professionals

The names of the professional project planner(s), architect(s), engineer(s) and developer(s) are as follows:

Fred Atwill, Jr., Agent
 Atwill LLC
 9001 Forest Acres Lane
 Jacksonville, Florida 32234

Architect:

**Mark J. Thiele, AIA
Happy Brew Board Member & Building Committee Chairman
SUMC Trustee Committee Member
1704 Flagler Avenue
Jacksonville, Florida 32207**

Engineer:

**Bobby Baker
Baker Design Build
219 N. Newnan Street, 2nd Floor
Jacksonville, Florida 32202**

Developer: TBD

II. USES AND RESTRICTIONS

A. Permitted Uses

- (a) Churches, including a rectory of similar use, meeting the performance standards and development criteria set forth in Part 4.**
- (b) Schools meeting the performance standards and development criteria set forth in Part 4.**
- (c) Art galleries, gardens, museums, community centers, dance, art or music studios, theatres for stage performances (but not motion picture theaters).**
- (d) Off street commercial parking lots, meeting the performance standards development criteria set forth in Part 4 of the City's Zoning Code ("Part 4").**
- (e) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.**
- (f) Restaurant without drive throughs featuring total seating not to exceed 60 99 patron seats made up of 71 interior seats and 28 exterior seats.**
- (g) Pre-school day care program for up to 135 children and a kindergarten program meeting the performance standards and development criteria set forth in Part 4.**

B. Permitted accessory uses and structures

Permitted accessory uses and structures shall be in accordance with Section 656.403 of the City's Zoning Code.

C. Permissible Uses by Exception

- (a) Retail outlets for the sale of leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens and dry-cleaning pickup**

stations, all not to exceed 50 percent of the gross floor area of the buildings of which they are a part.

(i) Sale, display and preparation shall be conducted within a completely enclosed building.

(ii) Products shall be sold only at retail.

(iii) No sale, display or storage of secondhand merchandise shall be permitted.

III. DESIGN GUIDELINES

A.1 Lot Requirements: Inwood Terrace

- (a) *Minimum lot area:* None, except as otherwise required for certain uses.
- (b) *Maximum lot coverage:* 50 percent.
- (c) *Minimum lot width:* 75 feet.
- (d) *Minimum lot area:* 7,500 square feet, except as required for certain uses.
- (e) *Minimum front yard setback:* 20 feet.
- (f) *Maximum height of structures:* Forty-five (45) feet, with the exception of cell towers and any other tower that accommodates a permitted use in this PUD, spires, antennas, chimneys or other appurtenances not intended for human occupancy, any and all of which may exceed the maximum allowable height of forty-five (45) feet.

(2) Lot Requirements: Hendricks Avenue & San Jose Boulevard

- (a) *Maximum lot area:* None, except as otherwise required for certain uses.
- (b) *Maximum lot coverage:* None, except as required for certain uses.
- (c) *Minimum lot width:* None, except as required for certain uses.
- (d). *Minimum lot area:* None, except as required for certain uses.
- (e). *Minimum front yard setback:* 10 feet except at 3200 Hendricks Avenue where the front setback is historically 0 feet.
- (e). *Maximum height of structures:* 45 feet, with the exception of cell towers, and any other tower that accommodates a permitted use in this PUD, spires, antennas, chimneys or other appurtenances not intended for human occupancy, any and all of which may exceed the maximum allowable height of 45 feet.

B. Access and Circulation

- (a) ***Parking Requirements:*** The parking requirements shall be consistent with Part 6 of the City's Zoning Code.
- (b) ***Vehicular Access:*** Vehicular access to the Property shall be by way of Hendricks Avenue, Inwood Terrace and San Jose Boulevard, as indicated on the Conceptual Site Plan at Exhibit "G". The location of the access points shown on Exhibit "G" are conceptual and may be subject to realignments and/or relocations as the development occurs, subject to the approval of the Planning and Development Department during its Site Plan Review process.
- (c) ***Pedestrian Access:*** Pedestrian access shall be provided by existing sidewalks along Hendricks Avenue and San Jose Boulevard as well as internal sidewalk facilities installed in accordance with the 2030 Comprehensive Plan.

C. Signs

- (a) ***Street Frontage Signage:*** One (1) street frontage sign is permitted for the proposed coffee shop restaurant within 30 to 40 feet of its frontage facing Hendricks Avenue, provided such signage is non-illuminated and/or ground lighted, as provided by the City's Zoning Code. The current Church freestanding signage is of a brick monument style, 4 feet in height and 25 feet long with text and its logo that is 1.5 feet tall and 20 feet long, as also depicted on the long range plans; in the event this brick monument signage is replaced, the replacement signage will mirror the current brick monument signage or as otherwise approved by the Planning and Development Department, not to exceed four feet in height, and shall have architectural elements and design consistent with the buildings with which it is associated.
- (b) ***Wall Signage:*** Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (c) ***Canopy Signage:*** One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the subject building.
- (d) ***Festive flags:*** noted as item "E" on the long-range site plans as "Pole lighting with banner arms and festive flags" may be a 12 foot tall light pole with a 2 foot wide by 4 foot high banner, These banners are anticipated to be placed a few weeks ahead of a seasonal outdoor event such as the Thanksgiving "Pumpkin Patch" and the Christmas Holiday Season.
- (d) ***Directional Signage:*** Directional signs shall not exceed four (4) square feet.

D. Landscaping and Buffers

This PUD shall be developed in accordance with Part 12, Landscape Regulations, of the City's Zoning Code.

To provide for harmonious transition between the Church boundaries and adjacent neighboring properties, metal picket fences along Church property lines, or similar type fencing, walls and/or evergreen hedges may be provided by the developer in conjunction with the vertical development or redevelopment of the Property. The metal picket fences, or similar type fencing, walls or evergreen hedges may be located along the boundary lines of the Property and/or internally as identified on the attached Exhibit "G".

The Church's Four to Six Year Conceptual Site Plan at Exhibit "G" shows a proposed expanded Church parking lot to be located at the southwest portion of the Church Property, near the intersection of Inwood Terrace and San Jose Boulevard, that will add 16 additional parking spaces having no entry or exit into or out of the expanded parking lot using Inwood Terrace.

The prospective 16 additional parking spaces parking lot expansion shall ~~may~~ feature a six-foot high 85% opaque fence and/or a six-foot high 85% opaque evergreen hedge which shall be emplaced in conjunction with the development of the aforementioned Church parking lot expansion along its Inwood Terrace boundaries.

E. Recreation and Open Space

Newly developed or redeveloped recreation and open space improvements shall be located within the boundaries of the proposed PUD's Property and will be in support of the overall Southside United Methodist Church Campus.

F. Utilities

The Property will be served by the Jacksonville Electric Authority with potable water, sanitary sewer and electric services (please see JEA Availability Letter at Exhibit "H").

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

IV. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the overall Property, and showing the general layout of the overall Property.

The plans and other visual illustrations in this PUD Rezoning are conceptual. The Conceptual Site Plan, as submitted, reflects the best current thinking and planning for the site (please see Exhibit "G"). It is possible, however, that revisions to the Conceptual Site Plan, including, but not limited to, types of use, access points and internal circulation, may be required as the proposed new development and/or redevelopment proceeds through final engineering and site plan review. Future changes will be subject to further review and approval by the Planning and Development Department.

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed PUD rezoning is consistent with the general purpose and intent of the City of Jacksonville's 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community by creating new and varied employment opportunities and will provide an additional dining option for nearby residents and pass by patrons.

The proposed Southside United Methodist Church Campus PUD is more efficient zoning than would be possible through strict application of the Zoning Code because it allows and encourages compatible, flexible uses that promote a continuity of purpose and use for the overall area. By modifying the use limits mandated by the current zoning for the Property, the proposed PUD better reflects the general intent of the City's 2030 Comprehensive Plan's Future Land Use Element's direction for Church campus classified districts which are characterized by mixed uses that serve as transitional areas between residential areas and specifically zoned secular development existing within the City and its diverse set of neighborhoods.

The proposed PUD will promote the purposes of the City of Jacksonville's 2030 Comprehensive Plan by contributing to the Plan's requirements for nodal development and will likely serve to reduce the number of local Vehicle Miles Traveled ("VMT") by offering jobs, dining options and services benefitting area residents. The project will be compact and well-connected, and is in a place where it will support multimodal transportation.

The proposed Southside United Methodist Church Campus PUD supports the Plan's concept of nodal development, given its location between the confluence of Hendricks Avenue and San Jose Boulevard, two local major traffic arteries, proximity to established residential subdivisions, commercial offices and retail operations. Moreover, the Southside United Methodist Church and its campus has occupied the Property for over three decades becoming a well-recognized local icon contributing to the overall community's sense of place.

VI. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan

The proposed uses presented in this proposed PUD Rezoning are consistent with the goals, objectives and policies of the 2030 Comprehensive Plan according to its future land use map designations and its current zoning designations. Specifically, this proposal is consistent with the following City of Jacksonville 2030 Comprehensive Plan Future Land Use Element's Policies under its Objective 1.1:

(1) 1.1.5. Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to, zoning, subdivision of land, landscape and tree protection regulations and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

(2) 1.1.6. Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use Map category description and their associated provisions.

(3) 1.1.8. Require that all new non-residential projects be developed in either nodal areas, in appropriate commercial infill areas, or as part of mixed or multi-use developments such as Planned Unit Developments (PUDs), cluster developments, Traditional Neighborhood Design (TND) developments and Local Designated Historic Preservation Districts, as described in this Element.

(4) 1.1.10. Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

(5) 1.1.11. Ensure that mixed and multi-use projects enhance, rather than detract from, the character of the established developed areas by requiring site plan-controlled zoning such as Planned Unit Developments (PUDs) for all mixed and multi-use projects conforming with the following criteria:

- a) The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use.**
- b) The proposed development is in conformity with the goals, objectives, policies and operative provisions of this and other elements of the 2030 Comprehensive Plan; and**
- c) The proposed development is compatible with surrounding land uses and zoning.**

(6) 1.1.16. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element.

(7) 1.1.18. Limit urban scale development to the Urban and Suburban Areas of the City, as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

(8) 1.1.20. Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl.

(9) 1.1.23. The City will encourage the use of such smart growth practices as:

- a) Interconnectivity of transportation modes and recreation and open space areas;**
- b) A range of densities and types of residential developments;**
- c) Mixed use development which encourages internal capture of trips;**
- d) Use of the urban and suburban area boundaries as urban growth boundaries;**
- e) Revitalization of older areas and the downtown; and**

- f) **Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.**

B. Consistency with the Concurrency Management System

The Property will be developed or redeveloped in accordance with the rules of the City of Jacksonville Concurrency Management and Mobility System Office (“CMMSO”) found under Chapter 655, Ordinance Code.

C. Internal Compatibility/Vehicular Access

This PUD Rezoning contains limitations on the uses and intensities of uses that will be allowed on the Property, along with development standards that contain provisions for signage, landscaping and sidewalks. Access to the Property is achieved by using San Jose Boulevard, Hendricks Avenue and Inwood Terrace.

D. External Compatibility/Intensity of Development

Surrounding land use designations and zoning districts include: LDR/PBF-1 to the north and northwest, LDR and RLD-90 and RLD-60 to the west and southwest, RPI, LDR & PBF with CRO, RLD-60 & PBF-1 immediately south, and RPI/ LDR with CRO & RLD-60 due east of the Property. A combination of fencing and/or landscaping may be utilized to buffer the proposed PUD Rezoning’s new non-residential development and/or redevelopment from the neighboring residential properties (please see Conceptual Site Plan at Exhibit “G”).

E. Recreation/Open Space

Not applicable for the proposed PUD.

F. Impact on wetlands

Wetlands shall be identified and permitted as necessary according to local, State and federal law.

G. Listed Species Regulations

The Property is less than fifty (50) acres. In light of the size of the Property (5.48+/- acres), a listed species survey is not required (a minimum of 50 acres triggers this requirement).

H. Off-Street Parking and Loading Requirements

Off-street parking and loading requirements are in accordance with Part 6 of the City’s Zoning Code.

I. Sidewalks, Trails and Bikeways

Sidewalks will be installed pursuant to the requirements in the 2030 Comprehensive Plan. No trails or bikeways are anticipated to be needed for this development unless required by the City.

J. Stormwater Retention

Proposed new development and/or redevelopment on the Property shall be served by on-site retention facilities (see the Conceptual Site Plan, Exhibit "G").

K. Utilities

Potable water, sanitary sewer and electric service will be provided by the Jacksonville Electric Authority (please see Exhibit "H" for JEA Availability Letter).

L. Lighting

The proposed PUD lighting shall be designed, installed, maintained and operated to provide adequate down lighting for the Property in such a manner to minimize unreasonable illuminate impacts upon adjacent residential uses while still providing off business hours security for the prospective development.

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2022-355 TO

PLANNED UNIT DEVELOPMENT

JUNE 9, 2022

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-355 to Planned Unit Development.

Location: 3120 Hendricks Avenue between Inwood Terrace and San Jose Boulevard

Real Estate Number(s): 070218-0000, 070217-0000, 082683-0000, 082703-0000, 082704-0000, 070222-0000, 070221-0000, 070220-0000, 070219-0000

Current Zoning District(s): Residential Low Density-60 (RLD-60)
Commercial Residential Office (CRO)
Planned Unit Development (PUD 1992-1022)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)
Residential Professional Institutional (RPI)

Planning District: Southeast, District 3

Applicant/Agent: Fred Atwill, Jr.
Atwill, LLC
9001 Forest Acres Lane
Jacksonville Florida 32234

Owner: Michael Spencer
Southside United Methodist Church
3120 Hendricks Avenue
Jacksonville Florida 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2022-355 seeks to rezone approximately 5.48 acres of land from PUD and CRO to PUD. The rezoning to PUD is being sought to add parcels to the existing Southside Methodist Church PUD and add a restaurant use, limited to 60 seats, without drive through. The PUD includes a phased 10 year plan for expansion and development. The current PUD, 1992-1022, allows for church, educational building and ancillary uses, pre-school day care and kindergarten.

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) and Residential Professional Institutional (RPI) functional land use categories 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. The proposed PUD allows for a church and ancillary uses, day care, school and a restaurant. 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.

(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:

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR) and Residential Professional Institutional (RPI). 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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for church with day care, school and restaurant. 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan shows several areas with open spaces, providing a variety in the streetscape.

- Traffic and pedestrian circulation patterns: Off street parking areas will keep the current access points. There will not be any new access drives along Inwood Terrace or San Jose Boulevard.
- The use and variety of building groupings: The phased 10 year plan shows several building groupings, which will provide a variety of views along the street frontages.
- Compatible relationship between land uses in a mixed use project: The proposed uses are compatible with each other and not expected to create any undesirable impacts.

(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The church has been in existence at this location since 1954. The church has expanded over the years and purchased additional single family dwellings on Inwood Terrace. Although the church is requesting a restaurant in the PUD, the building for the restaurant is already zoned for such.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	PBF-1	COJ park
South	LDR	RLD-60	Single family dwellings
East	LDR	RLD-60	Single family dwellings
	RPI	CRO	Antique store
West	LDR	RLD-90	Single family dwellings

(6) Intensity of Development

The proposed development is consistent with the Low Density Residential (LDR) and Residential Professional Institutional (RPI) functional land use categories. The PUD is appropriate at this location because the proposed uses are compatible with the surrounding low density residential area.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: According to the Transportation Planning Division, Hendricks Avenue is operating at 56% capacity and San Jose Boulevard at 26% capacity. The proposed restaurant/coffee shop is expected to add 431 daily vehicular trips.

(7) Usable open spaces plazas, recreation areas.

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

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

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

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on June 9, 2022, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2022-355 be **APPROVED** with the following exhibits:

1. The original legal description dated
2. **The revised written description dated May 26, 2022.**
3. The original site plan dated February 19, 2022.



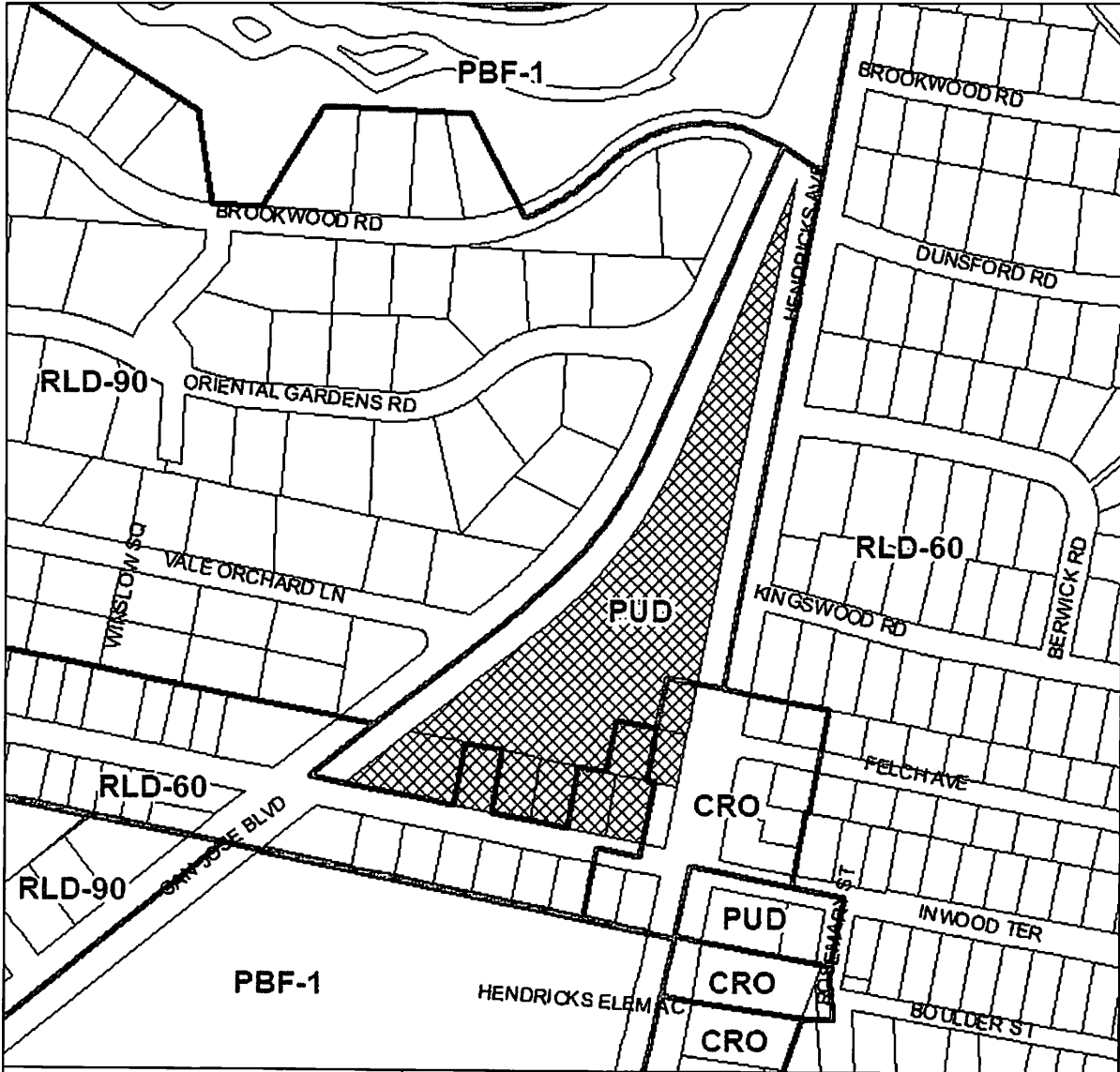
Aerial view of subject property.



Building for proposed restaurant



View of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: CRO, RLD-60, & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>5</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0355</p>	<p>TRACKING NUMBER</p> <p>T-2022-4103</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0355 **Staff Sign-Off/Date** BEL / 04/15/2022

Filing Date 05/04/2022 **Number of Signs to Post** 8

Hearing Dates:

1st City Council 06/14/2022 **Planning Commission** 06/09/2022

Land Use & Zoning 06/22/2022 **2nd City Council** N/A

Neighborhood Association SOUTH RIVERSIDE NEIGHBORHOOD ASSOC., SAN MARCO PRESERVATION SOCIETY, NORTH ST AUGUSTINE ROAD NEIGHBORHOOD

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4103

Application Status PENDING

Date Started 02/19/2022

Date Submitted 02/19/2022

General Information On Applicant

Last Name	First Name	Middle Name
ATWILL	FRED	

Company Name
ATWILL LLC

Mailing Address
9001 FOREST ACRES LANE

City	State	Zip Code
JACKSONVILLE	FL	32234

Phone	Fax	Email
9046108975	904	ATWILLFRED15@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
SPENCER	MICHAEL	

Company/Trust Name
SOUTHSIDE UNITED METHODIST CHURCH

Mailing Address
3120 HENDRICKS AVENUE

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043962676		A.FRANKS@SOUTHSIDEMETHODIST.OR

Last Name	First Name	Middle Name
THIELE	MARK	

Company/Trust Name
SOUTHSIDE UNITED METHODIST CHURCH

Mailing Address
3120 HENDRICKS AVENUE

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone 9046080278 **Fax** **Email** THIELE.MARK@MAYO.EDU

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 92-1022-1406

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	070218 0000	5	3	RLD-60	PUD
Map	070217 0000	5	3	PUD	PUD
Map	082683 0000	5	3	PUD	PUD
Map	082703 0000	5	3	CRO	PUD
Map	082704 0000	5	3	PUD	PUD
Map	070222 0000	5	3	RLD-60	PUD
Map	070221 0000	5	3	RLD-60	PUD
Map	070220 0000	5	3	PUD	PUD
Map	070219 0000	5	3	PUD	PUD

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 5.48

Development Number

Proposed PUD Name SOUTHSIDE UNITED METHODIST CHURCH CAMPUS PUD

Justification For Rezoning Application

SINCE THE APPROVAL AND ADOPTION OF THE SUMC PUD 92-1022-1406, THE CHURCH HAS ACQUIRED ADDITIONAL ADJACENT PARCELS THAT ARE CURRENTLY ZONED RLD-60. THE PROPOSED PUD REZONING WILL BRING THE ENTIRE CHURCH PROPERTY UNDER A UNIFIED PUD ZONING THAT WILL BE CONSISTENT WITH THE CURRENT CHURCH USES AND ITS OVERALL MISSION. FURTHER IT ALLOWS AND ENCOURAGES COMPATIBLE, FLEXIBLE USES THAT REFLECT TRANSITIONAL AREAS BETWEEN RESIDENTIAL AND SECULAR USES WITHIN THE CITY'S DIVERSE NEIGHBORHOODS.

Location Of Property

General Location

BETWEEN SAN JOSE BOULEVARD AND HENDRICKS AVENUE

House #	Street Name, Type and Direction	Zip Code
3120	HENDRICKS AVE	32207

Between Streets

SAN JOSE BOULEVARD and HENDRICKS AVENUE

Required Attachments For Formal, Complete application

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

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

Supplemental Information

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

- Exhibit H** Aerial Photograph.
- 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

5.48 Acres @ \$10.00 /acre: \$60.00

3) Plus Notification Costs Per Addressee

85 Notifications @ \$7.00 /each: \$595.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,924.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description
February 19, 2022

SUBJECT PARCEL (OVERALL)
(SURVEYORS DESCRIPTION)

A PARCEL OF LAND BEING A PORTION OF THE WILLIAM CRAIG GRANT, SECTION 47, TOWNSHIP 2 SOUTH, RANGE 26 EAST AND ALSO BEING A PORTION OF BLOCK 1 AND BLOCK 2 FELCH SUBDIVISION AORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 18 AND A PORTION OF BLOCK 104 SECTION "B" SOUTH RIVERSIDE ACCORDING TO THE PLAT THEROF, RECORDED IN PLAT BOOK 6, PAGE 12 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, BEGIN AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 104 SECTION "B" SOUTH RIVERSIDE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 12 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, POINT ALSO LYING ATTHE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF INWOOD TERRACE (A 50 FOOT RIGHT OF WAYAS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 79°15'49" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SAD NWOOD TERRACE, A DISTANCE OF 540.88 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 10°44'11" EAST A DISTANCE OF 115.51 FEET; THENCE SOUTH 78°53'35" EAST A DISTANCE OF 41.92 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE, (STATE ROAD NO. 47, A 100 FOOT RIGHT OF WAY NOW ESTABLISHED); THENCE NORTH 10°44'1 1" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1035.46 FEET TO A POINT OF APEX AT THE NTERSECTION OF THE SAID WESTERLY RIGHT OF WAY LINE OF SAID HENDRICKS AVENUE WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 23°07'08" WEST ALONG SAID SOUTHERLY RIGHT OF WAYLINE OF SAID SAN JOSE BOULEVARD, A DISTANCE OF 624.11 FEET TO A POINT OF CURVATURE OF A CURVE (CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 301.83 FEET); THENCE IN A SOUTHWESTERLY DIRECTION ALONG AND AROUND SAID CRVE, AN ARC

DISTANCE OF 304.78 FEET (SAID CURVE SUSPENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°31'23" WEST, 301.83 FEET); THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE; SOUTH 51°29'05" WEST, A DISTANCE OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID INWOOD TERRACE AND THE SAID SOUTHERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD TO THE POINT OF BEGINNING.

CONTAINING 238,769 SQUARE FEET / 5.48 ACRES MORE OR LESS;

CERTIFIED TO: BAKER DESIGN BUILD

(1) RE #082683-0000 3120 HENDRICKS AVENUE

8-1847-2S-26E 4.019

FELCH S/D

LOTS 20, 21, 22, W 55 FT LOT 19, N 1/2

CLOSED RD RECD O/R 17745-932 BLK 1

LOTS 21, 22, 23, CLOSED RD

RECD O/R 7677-2395 BLK 2,

WM CRAIG GRANT

PT RECD D BKS 1582-246, 1584-96, PT

CLOSED PARK N THEREOF

(2) RE #082703-0000 3200 HENDRICKS AVENUE

8-1847-2S-26E .119

FELCH S/D

W 55 FT LOT 19, S 1/2 OF CLOSED

RD LYING IN THEREOF BLK 2

(3) RE #082704-0000 1414 FELCH AVENUE

8-1847-2S-26E .162

FELCH S/D

LOT 20, S 1/2 OF CLOSED ROAD

LYING IN THEREOF BLK 2

(4) RE #070222-0000 1425 INWOOD TERRACE

6-1236-2S-26E

SEC B SOUTH RIVERSIDE

LOT 14 BLOCK 104

O/R BK 6177-2038

(5) RE #070221-0000 1411 INWOOD TERRACE

6-1247-2S-26E

SEC B SOUTH RIVERSIDE

LOT 12 BLK 104

(6) RE #070220-0000 1405 INWOOD TERRACE

6-12 36-2S-26E
SEC B SOUTH RIVERSIDE
LOT 10 BLOCK 104
O/R BK 7127-617

(7) RE #070219-0000 1345 INWOOD TERRACE

06-01247-2S-26E
SOUTH RIVERSIDE SEC B
LOT 8 BLOCK 104
O/R BK 6393-753

(8) RE #070218-0000 1335 INWOOD TERRACE

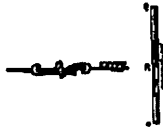
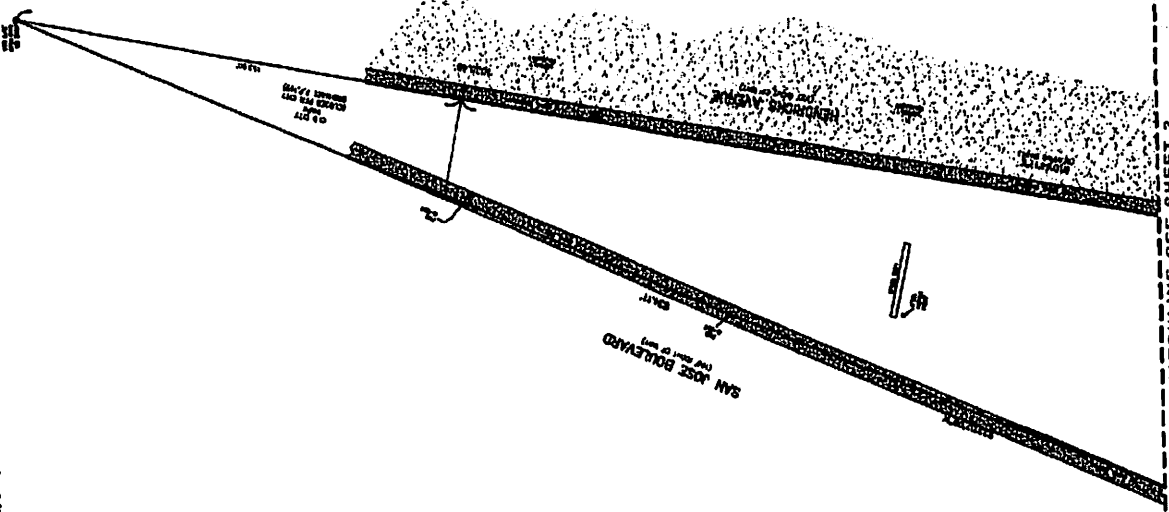
6-12 36-2S-26E
SEC B SOUTH RIVERSIDE
LOT 6 BLK 104

(9) RE #070217-0000 1321 INWOOD TERRACE

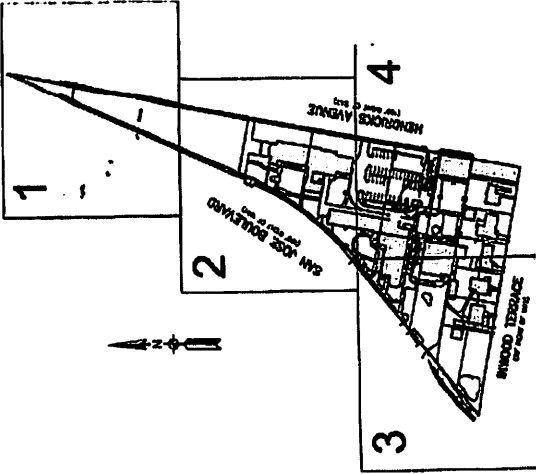
06-01247-2S-26E
SEC B SOUTH RIVERSIDE
LOTS 2, 4 BLK 104
O/R BK 6091-903

MAP SHOWING BOUNDARY SURVEY OF

A PIECE OF LAND BEING A PART OF THE ORIGINAL SURVEY OF THE BAY COUNTY, FLORIDA, AS SHOWN IN PLAT 1, PAGE 11, AND AS SHOWN IN PLAT 2, PAGE 12, OF THE COUNTY PUBLIC RECORDS OF BAY COUNTY, FLORIDA.



- LEGEND**
- 1 - Original Survey
 - 2 - Original Survey
 - 3 - Original Survey
 - 4 - Original Survey
 - 5 - Original Survey
 - 6 - Original Survey
 - 7 - Original Survey
 - 8 - Original Survey
 - 9 - Original Survey
 - 10 - Original Survey



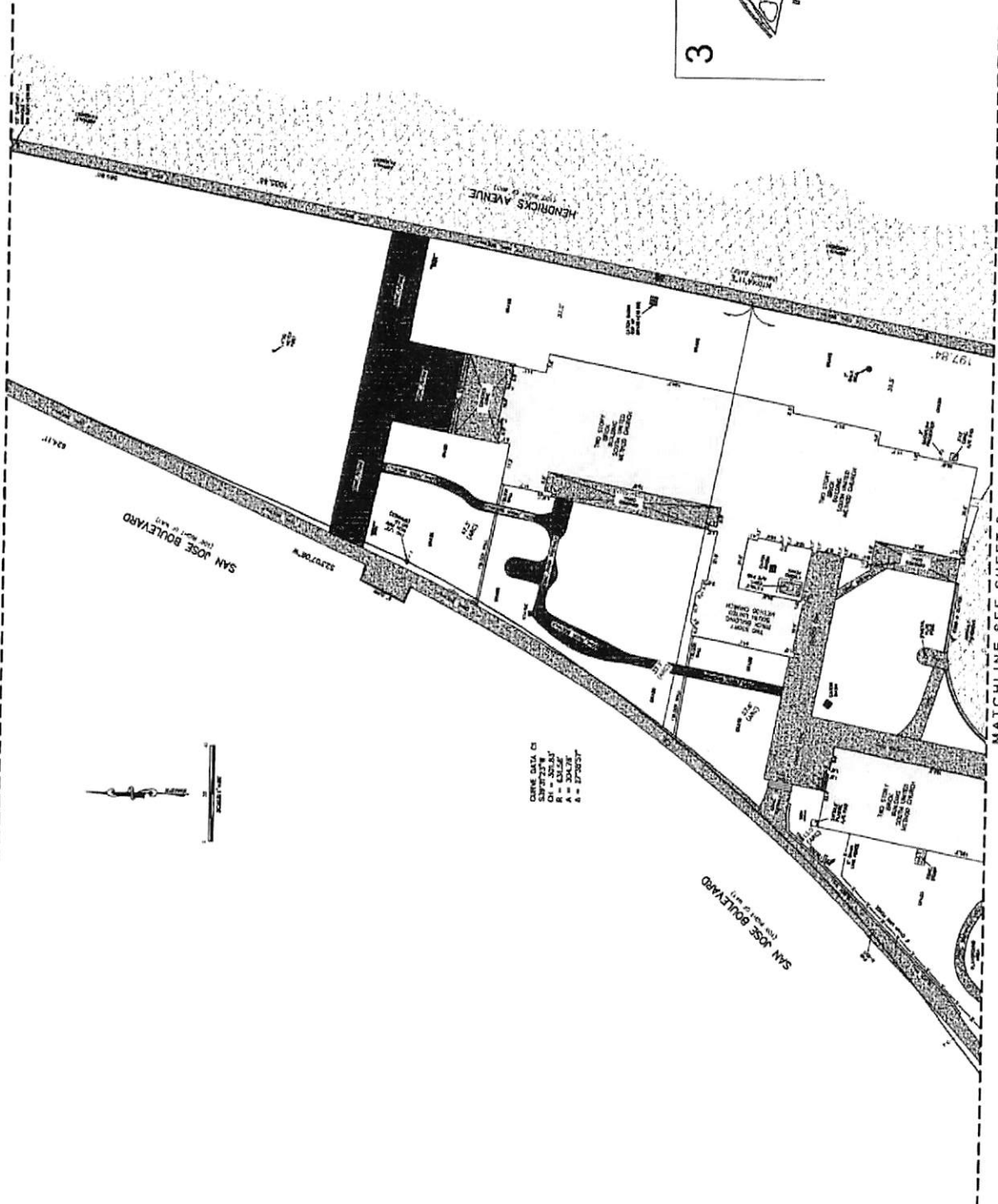
MATCHLINE SEE SHEET 2

MAP SHOWING BOUNDARY SURVEY OF

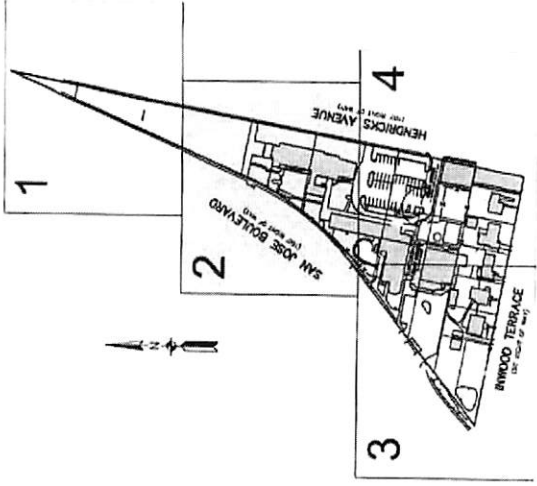
1. A PORTION OF LAND BEING A PORTION OF THE BLANK CADDIS CREEK SECTION 43, TOWNSHIP 2 SOUTH, RANGE 28 EAST AND ALSO BEING A PORTION OF PUBLIC ACRES, AS SHOWN ON PLAT 5858 & 5859 OF THE COUNTY PUBLIC RECORDS OF DUNN COUNTY, FLORIDA.

- LEGEND**
- 1. - BOUNDARY SURVEY
 - 2. - EXISTING LOT
 - 3. - EXISTING BUILDING
 - 4. - EXISTING DRIVE
 - 5. - EXISTING WALK
 - 6. - EXISTING CURB
 - 7. - EXISTING DRIVE
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MATCHLINE SEE SHEET 1



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 03 - 001249
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 05 - 001251

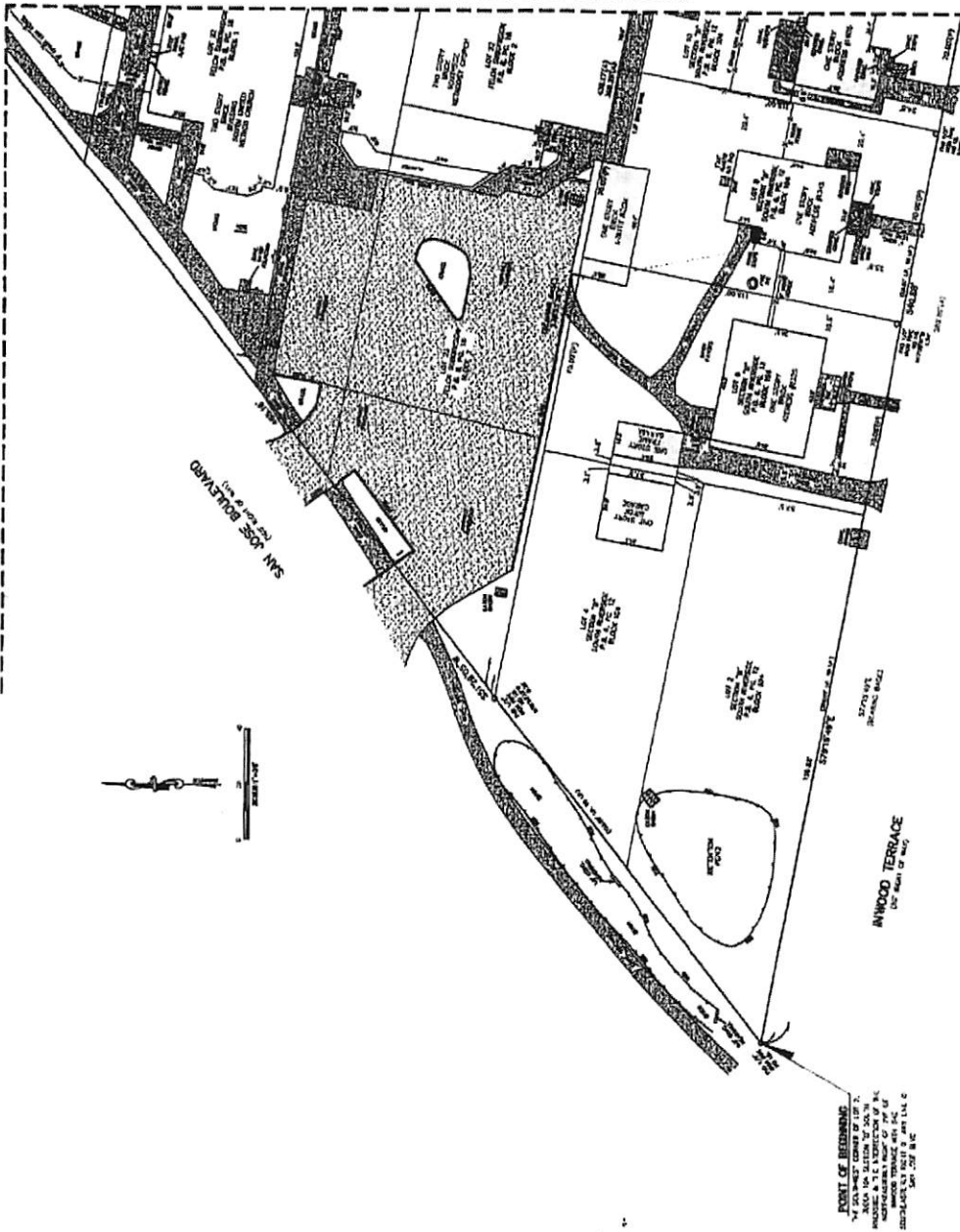


SHEET LAYOUT
 (NOT TO SCALE)

MAP SHOWING BOUNDARY SURVEY OF

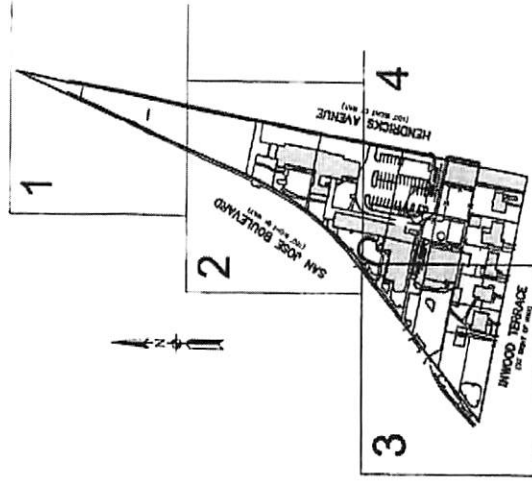
A PORTION OF LAND BEING A PORTION OF THE PALM BEACH CANAL, SECTION 41, TOWNSHIP 3 SOUTH, RANGE 18 EAST AND ALSO BEING A PORTION OF BLOCK 1, PLAT SUBMISSION ACCORDING TO THE PLAT NUMBER, RECORDED IN PLAT BOOK 8, PAGE 12 OF THE CUNEIFORM PROJECT RECORDS OF PALM BEACH COUNTY, FLORIDA.

MATCHLINE SEE SHEET 2



MATCHLINE SEE SHEET 3

- LEGEND:**
- SURVEYED LINE
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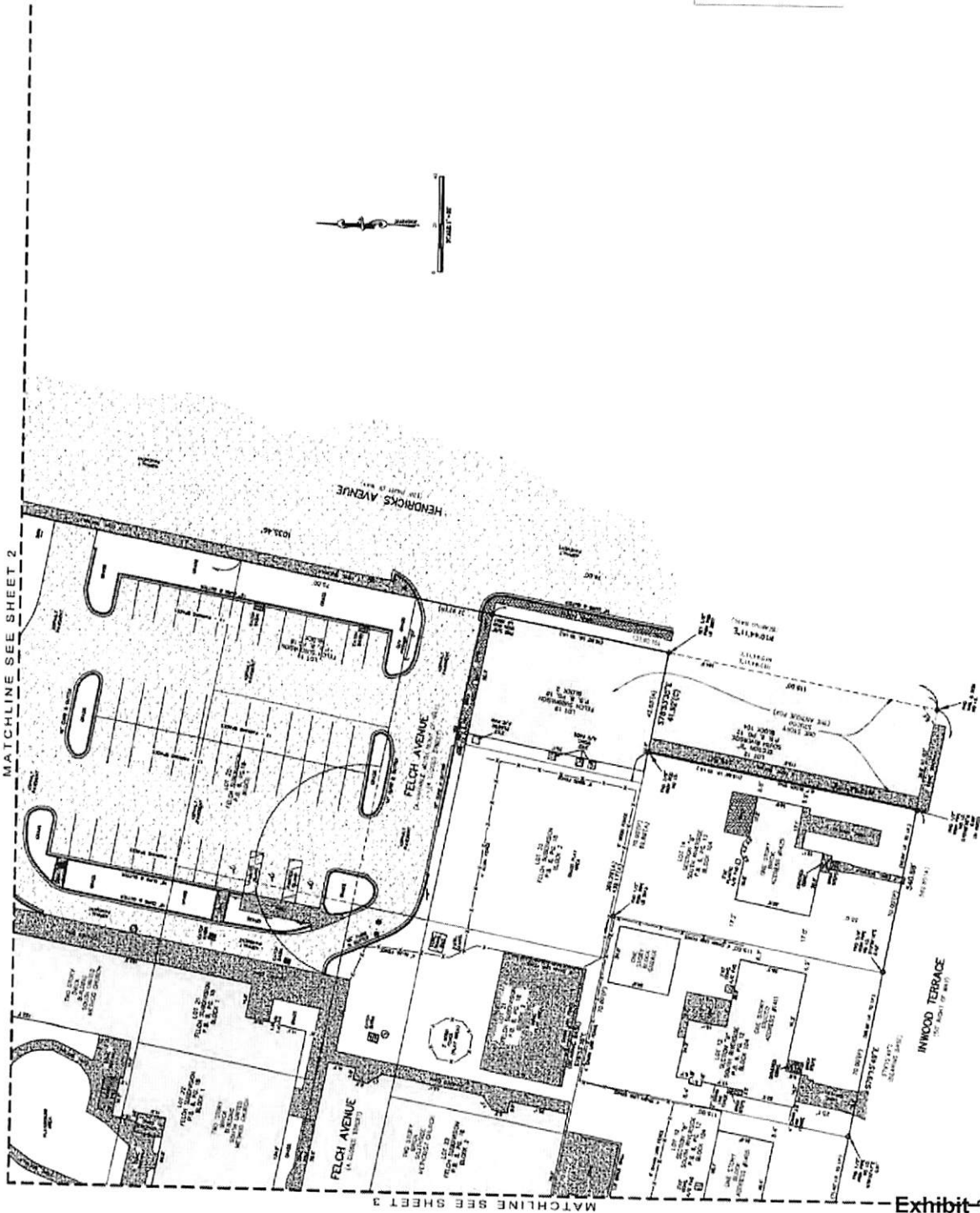


SHEET LAYOUT
(NOT TO SCALE)

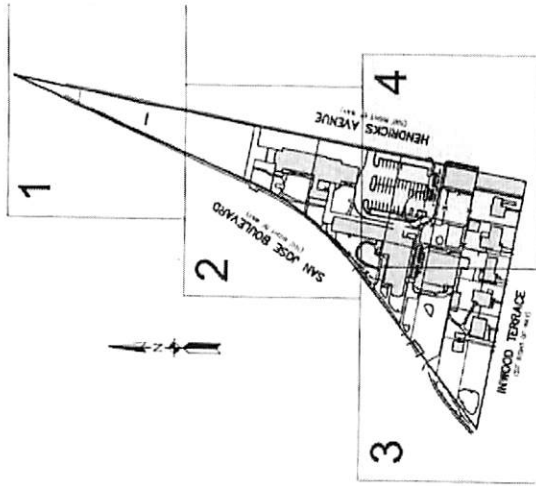


SHEET 4 OF 5
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
1000 S.W. 10TH AVENUE, SUITE 100, WEST PALM BEACH, FLORIDA 33411
PHONE: 561-833-1111 FAX: 561-833-1112

MAP SHOWING BOUNDARY SURVEY OF
A PORTION OF LAND BEING A PORTION OF THE PALM BEACH CHANCERY, SECTION 47, TOWNSHIP 2 SOUTH, RANGE 25 EAST AND
ALSO BEING A PORTION OF BLOCK 10, SURVEYED AND PLATTED ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE
18 OF THE COMPASS AND MERIDIAN RECORDS OF PALM BEACH COUNTY, FLORIDA.

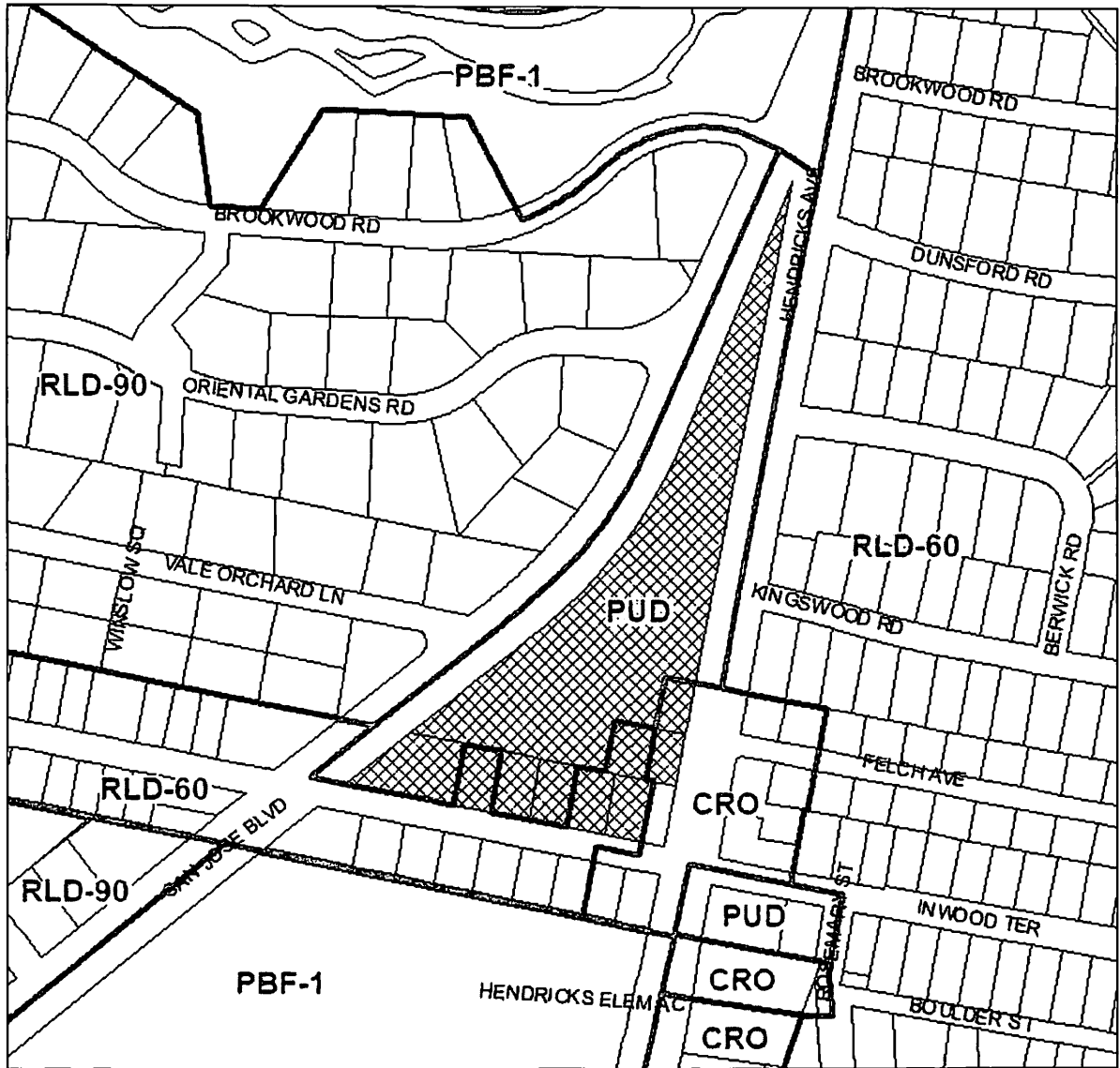


- LEGEND & ABBREVIATIONS:**
- ① - Surveyed by this office
 - ② - Surveyed by other office
 - ③ - Surveyed by other office
 - ④ - Surveyed by other office
 - ⑤ - Surveyed by other office
 - ⑥ - Surveyed by other office
 - ⑦ - Surveyed by other office
 - ⑧ - Surveyed by other office
 - ⑨ - Surveyed by other office
 - ⑩ - Surveyed by other office



SHEET LAYOUT
 (NOT TO SCALE)

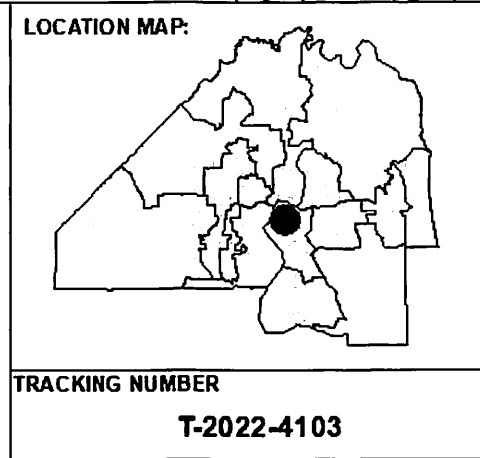




REQUEST SOUGHT:

FROM: CRO, RLD-60, & PUD

TO: PUD



0 100 200 400
Feet

COUNCIL DISTRICT:
5

EXHIBIT 2
PAGE 1 OF 1

EXHIBIT D

PUD Written Description

Southside United Methodist Church Campus PUD

May 26, 2022

City Development Number: TBD

I. PROJECT DESCRIPTION

A. General Information

The project will be named the "Southside United Methodist Church Campus PUD" (the "PUD"). The subject property of this Application for Rezoning from the original PUD under Ordinance 92-1022-1406 to this updated Planned Unit Development (aka the "PUD Rezoning") consists of Real Estate #082683-0000, RE #082703-0000, RE #082704-0000, RE #070222-0000, RE #070221-0000, RE #070220-0000, RE #070219-0000, 070218-0000 and RE #070217-0000 for a total of 5.48+/- acres (the "Property"). The Property is currently occupied by the Southside United Methodist Church and its campus (the "Church"), consisting of an Education Building, a Family Life Center, five (5) former single family detached homes that are now used or anticipated to be used for storage, Church office and educational operations, and one commercial building once used for retail sales, now proposed for conversion to a coffee shop restaurant.

Most of the Property is currently zoned PUD with the former retail sales site zoned CRO and four parcels zoned RLD-60 (Please see "bird's eye view" plan at Exhibit "G").

The overall 5.48+/- acre Property carries a future land use designation of LDR, with the aforementioned commercial parcel's (RE #082703-0000) zoning classified as RPI. (please see Zoning and Land Use maps at Exhibit "I").

The prospective uses for the Property are consistent with the proposed PUD zoning district, as set forth in the City of Jacksonville Zoning Code (the "City's Zoning Code"). Except where otherwise specifically stated, all references to the City's Zoning Code in this PUD Exhibit "D" Written Description shall refer to the provisions of Chapter 656 of the City of Jacksonville Ordinance Code in effect at the time of the PUD Rezoning approval, and not of any future amendments thereof.

B. Purpose of Rezoning Request

The purpose of this rezoning is to create an overall PUD zoning district for the Property that better promotes a unified, symbiotic development at build out by blending it with the requirements and permitted uses of the current neighboring zoning districts.

Specifically, at this time the PUD Rezoning primarily seeks to memorialize the development of a coffee shop restaurant within the existing Church commercial property (RE #082703-0000-3200 Hendricks Avenue), with outdoor seating options for sixty (60) patrons or less, complemented by an outside patio within the immediately adjacent Church parcel (RE #082704-0000-1414 Felch Avenue), overlooking a park-like redevelopment to be known as the Friendship Garden (please see Conceptual Plan at Exhibit G and Happy Brew Coffee Shop plans at Exhibit "J").

The operating hours of the proposed coffee shop restaurant are estimated to be from 6:30 AM to 8:00 PM, Wednesdays through Sundays; Mondays and Tuesdays the coffee shop restaurant is

anticipated to be closed to the general public while its Church management educates and practices the daily operations with Intellectually and Developmentally Disabled ("IDD") adults who will eventually run the daily coffee shop restaurant operations themselves.

here may be, from time to time, recorded and/or live music played within the coffee shop restaurant, on its patio and/or within the prospective Friendship Garden, but the said music is prohibited from being played between the hours of 10:00 PM to 7:00 AM.

Secondly, the purpose of this proposed rezoning is to annex certain contiguous parcels of the Property that have been acquired by the Church since the adoption of PUD Ordinance 92-1022-1406 into the proposed PUD Rezoning (please see Exhibit "I").

C. Location of Property

The Property is located north of Inwood Terrace between San Jose Boulevard and Hendricks Avenue.

D. Surrounding Properties

Surrounding existing uses, future land use map ("FLUM") designations and zoning districts are as follows:

	<u>EXISTING USES</u>	<u>FLUM DESIG.</u>	<u>ZONING DISTRICT</u>
SOUTH	Antique retail & restaurant west of Hendricks Avenue & single-family residential parcels south of Inwood Terrace, Hendricks Avenue Elementary School south of Inwood Terrace residential.	RPI, LDR & PBF	CRO, RLD-60 & PBF-1
EAST	Commercial Offices & Medical Offices, single family residential parcels	RPI, LDR	CRO, RLD-60
NORTH	River Oaks Park	LDR	PBF-1
WEST	Single-family residential subdivisions	LDR	RLD-90, RLD-60

E. Project Professionals

The names of the professional project planner(s), architect(s), engineer(s) and developer(s) are as follows:

Fred Atwill, Jr., Agent
 Atwill LLC
 9001 Forest Acres Lane
 Jacksonville, Florida 32234

Architect:

Mark J. Thiele, AIA
Happy Brew Board Member & Building Committee Chairman
SUMC Trustee Committee Member

1704 Flagler Avenue
Jacksonville, Florida 32207

Engineer:

Bobby Baker
Baker Design Build
219 N. Newnan Street, 2nd Floor
Jacksonville, Florida 32202

Developer: TBD

II. USES AND RESTRICTIONS

A. Permitted Uses

- (a) Churches, including a rectory of similar use, meeting the performance standards and development criteria set forth in Part 4.
- (b) Schools meeting the performance standards and development criteria set forth in Part 4.
- (c) Art galleries, gardens, museums, community centers, dance, art or music studios, theatres for stage performances (but not motion picture theaters).
- (d) Off street commercial parking lots, meeting the performance standards development criteria set forth in Part 4 of the City's Zoning Code ("Part 4").
- (e) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (f) Restaurant without drive throughs featuring ~~outdoor~~-seating not to exceed 60 seats.
- (g) Pre-school day care program for up to 135 children and a kindergarten program meeting the performance standards and development criteria set forth in Part 4.

B. Permitted accessory uses and structures

Permitted accessory uses and structures shall be in accordance with Section 656.403 of the City's Zoning Code.

C. Permissible Uses by Exception

- (a) Retail outlets for the sale of leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens and dry-cleaning pickup stations, all not to exceed 50 percent of the gross floor area of the buildings of which they are a part.
 - (i) Sale, display and preparation shall be conducted within a completely enclosed building.
 - (ii) Products shall be sold only at retail.
 - (iii) No sale, display or storage of secondhand merchandise shall be permitted.

III. DESIGN GUIDELINES

A. Lot Requirements: Inwood Terrace

- (a) *Minimum lot area:* None, except as otherwise required for certain uses.
- (b) *Maximum lot coverage:* 50 percent.
- (c) *Minimum lot width:* 75 feet.
- (d) *Minimum lot area:* 7,500 square feet, except as required for certain uses.
- (e) *Minimum front yard setback:* 20 feet.
- (f) *Maximum height of structures:* Forty-five (45) feet, with the exception of cell towers and any other tower that accommodates a permitted use in this PUD, spires, antennas, chimneys or other appurtenances not intended for human occupancy, any and all of which may exceed the maximum allowable height of forty-five (45) feet.

(2) Lot Requirements: Hendricks Avenue & San Jose Boulevard

- (a) *Maximum lot area:* None, except as otherwise required for certain uses.
- (b) *Maximum lot coverage:* None, except as required for certain uses.
- (c) *Minimum lot width:* None, except as required for certain uses.
- (d) *Minimum lot area:* None, except as required for certain uses.
- (e) *Minimum front yard setback:* 10 feet except at 3200 Hendricks Avenue where the front setback is historically 0 feet.
- (e) *Maximum height of structures:* 45 feet, with the exception of cell towers, and any other tower that accommodates a permitted use in this PUD, spires, antennas, chimneys or other appurtenances not intended for human occupancy, any and all of which may exceed the maximum allowable height of 45 feet.

B. Access and Circulation

- (a) *Parking Requirements:* The parking requirements shall be consistent with Part 6 of the City's Zoning Code.
- (b) *Vehicular Access:* Vehicular access to the Property shall be by way of Hendricks Avenue, Inwood Terrace and San Jose Boulevard, as indicated on the Conceptual Site Plan at Exhibit "G". The location of the access points shown on Exhibit "G" are conceptual and may be subject to realignments and/or relocations as the development occurs, subject to the approval of the Planning and Development Department during its Site Plan Review process.
- (c) *Pedestrian Access:* Pedestrian access shall be provided by existing sidewalks along Hendricks Avenue and San Jose Boulevard as well as internal sidewalk facilities installed in accordance with the 2030 Comprehensive Plan.

C. Signs

(a) *Street Frontage Signage:* One (1) street frontage sign is permitted for the proposed coffee shop restaurant within 30 to 40 feet of its frontage facing Hendricks Avenue, provided such signage is non-illuminated and/or ground lighted, as provided by the City's Zoning Code. The current Church freestanding signage is of a brick monument style, 4 feet in height and 25 feet long with text and its logo that is 1.5 feet tall and 20 feet long, as also depicted on the long range plans; in the event this brick monument signage is replaced, the replacement signage will mirror the current brick monument signage or as otherwise approved by the Planning and Development Department, not to exceed four feet in height, and shall have architectural elements and design consistent with the buildings with which it is associated.

(b) *Wall Signage:* Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

(c) *Canopy Signage:* One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the subject building.

(d) *Festive flags:* noted as item "E" on the long-range site plans as "Pole lighting with banner arms and festive flags" may be a 12 foot tall light pole with a 2 foot wide by 4 foot high banner, These banners are anticipated to be placed a few weeks ahead of a seasonal outdoor event such as the Thanksgiving "Pumpkin Patch" and the Christmas Holiday Season.

(d) *Directional Signage:* Directional signs shall not exceed four (4) square feet.

D. Landscaping and Buffers

This PUD shall be developed in accordance with Part 12, Landscape Regulations, of the City's Zoning Code.

To provide for harmonious transition between the Church boundaries and adjacent neighboring properties, metal picket fences along Church property lines, or similar type fencing, walls and/or evergreen hedges may be provided by the developer in conjunction with the vertical development or redevelopment of the Property. The metal picket fences, or similar type fencing, walls or evergreen hedges may be located along the boundary lines of the Property and/or internally as identified on the attached Exhibit "G".

The Church's Four to Six Year Conceptual Site Plan at Exhibit "G" shows a proposed expanded Church parking lot to be located at the southwest portion of the Church Property, near the intersection of Inwood Terrace and San Jose Boulevard, that will add 16 additional parking spaces having no entry or exit into or out of the expanded parking lot using Inwood Terrace.

The prospective 16 additional parking spaces parking lot expansion shall feature a six-foot high 85% opaque fence and/or a six-foot high 85% opaque evergreen hedge which shall be emplaced in conjunction with the development of the aforementioned Church parking lot expansion along its Inwood Terrace boundaries.

E. Recreation and Open Space

Newly developed or redeveloped recreation and open space improvements shall be located within the boundaries of the proposed PUD's Property and will be in support of the overall Southside United Methodist Church Campus.

F. Utilities

The Property will be served by the Jacksonville Electric Authority with potable water, sanitary sewer and electric services (please see JEA Availability Letter at Exhibit "H").

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

IV. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the overall Property, and showing the general layout of the overall Property.

The plans and other visual illustrations in this PUD Rezoning are conceptual. The Conceptual Site Plan, as submitted, reflects the best current thinking and planning for the site (please see Exhibit "G"). It is possible, however, that revisions to the Conceptual Site Plan, including, but not limited to, types of use, access points and internal circulation, may be required as the proposed new development and/or redevelopment proceeds through final engineering and site plan review. Future changes will be subject to further review and approval by the Planning and Development Department.

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed PUD rezoning is consistent with the general purpose and intent of the City of Jacksonville's 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community by creating new and varied employment opportunities and will provide an additional dining option for nearby residents and pass by patrons.

The proposed Southside United Methodist Church Campus PUD is more efficient zoning than would be possible through strict application of the Zoning Code because it allows and encourages compatible, flexible uses that promote a continuity of purpose and use for the overall area. By modifying the use limits mandated by the current zoning for the Property, the proposed PUD better reflects the general intent of the City's 2030 Comprehensive Plan's Future Land Use Element's direction for Church campus classified districts which are characterized by mixed uses that serve as transitional areas between residential areas and specifically zoned secular development existing within the City and its diverse set of neighborhoods.

The proposed PUD will promote the purposes of the City of Jacksonville's 2030 Comprehensive Plan by contributing to the Plan's requirements for nodal development and will likely serve to reduce the number of local Vehicle Miles Traveled ("VMT") by offering jobs, dining options and services benefitting area residents. The project will be compact and well-connected, and is in a place where it will support multimodal transportation.

The proposed Southside United Methodist Church Campus PUD supports the Plan's concept of nodal development, given its location between the confluence of Hendricks Avenue and San Jose Boulevard, two local major traffic arteries, proximity to established residential subdivisions, commercial offices and retail operations. Moreover, the Southside United Methodist Church and its campus has occupied the Property for over three decades becoming a well-recognized local icon contributing to the overall community's sense of place.

VI. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan

The proposed uses presented in this proposed PUD Rezoning are consistent with the goals, objectives and policies of the 2030 Comprehensive Plan according to its future land use map designations and its current zoning designations. Specifically, this proposal is consistent with the following City of Jacksonville 2030 Comprehensive Plan Future Land Use Element's Policies under its Objective 1.1:

- (1) 1.1.5. Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to, zoning, subdivision of land, landscape and tree protection regulations and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
- (2) 1.1.6. Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use Map category description and their associated provisions.
- (3) 1.1.8. Require that all new non-residential projects be developed in either nodal areas, in appropriate commercial infill areas, or as part of mixed or multi-use developments such as Planned Unit Developments (PUDs), cluster developments, Traditional Neighborhood Design (TND) developments and Local Designated Historic Preservation Districts, as described in this Element.
- (4) 1.1.10. Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
- (5) 1.1.11. Ensure that mixed and multi-use projects enhance, rather than detract from, the character of the established developed areas by requiring site plan-controlled zoning such as Planned Unit Developments (PUDs) for all mixed and multi-use projects conforming with the following criteria:
 - a) The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use.
 - b) The proposed development is in conformity with the goals, objectives, policies and operative provisions of this and other elements of the 2030 Comprehensive Plan; and
 - c) The proposed development is compatible with surrounding land uses and zoning.
- (6) 1.1.16. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element.
- (7) 1.1.18. Limit urban scale development to the Urban and Suburban Areas of the City, as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.
- (8) 1.1.20. Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl.

- (9) 1.1.23. The City will encourage the use of such smart growth practices as:
- a) Interconnectivity of transportation modes and recreation and open space areas;
 - b) A range of densities and types of residential developments;
 - c) Mixed use development which encourages internal capture of trips;
 - d) Use of the urban and suburban area boundaries as urban growth boundaries;
 - e) Revitalization of older areas and the downtown; and
 - f) Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

B. Consistency with the Concurrency Management System

The Property will be developed or redeveloped in accordance with the rules of the City of Jacksonville Concurrency Management and Mobility System Office ("CMMSO") found under Chapter 655, Ordinance Code.

C. Internal Compatibility/Vehicular Access

This PUD Rezoning contains limitations on the uses and intensities of uses that will be allowed on the Property, along with development standards that contain provisions for signage, landscaping and sidewalks. Access to the Property is achieved by using San Jose Boulevard, Hendricks Avenue and Inwood Terrace.

D. External Compatibility/Intensity of Development

Surrounding land use designations and zoning districts include: LDR/PBF-1 to the north and northwest, LDR and RLD-90 and RLD-60 to the west and southwest, RPI, LDR & PBF with CRO, RLD-60 & PBF-1 immediately south, and RPI/ LDR with CRO & RLD-60 due east of the Property. A combination of fencing and/or landscaping may be utilized to buffer the proposed PUD Rezoning's new non-residential development and/or redevelopment from the neighboring residential properties (please see Conceptual Site Plan at Exhibit "G").

E. Recreation/Open Space

Not applicable for the proposed PUD.

F. Impact on wetlands

Wetlands shall be identified and permitted as necessary according to local, State and federal law.

G. Listed Species Regulations

The Property is less than fifty (50) acres. In light of the size of the Property (5.48+/- acres), a listed species survey is not required (a minimum of 50 acres triggers this requirement).

H. Off-Street Parking and Loading Requirements

Off-street parking and loading requirements are in accordance with Part 6 of the City's Zoning Code.

I. Sidewalks, Trails and Bikeways

Sidewalks will be installed pursuant to the requirements in the 2030 Comprehensive Plan. No trails or bikeways are anticipated to be needed for this development unless required by the City.

J. Stormwater Retention

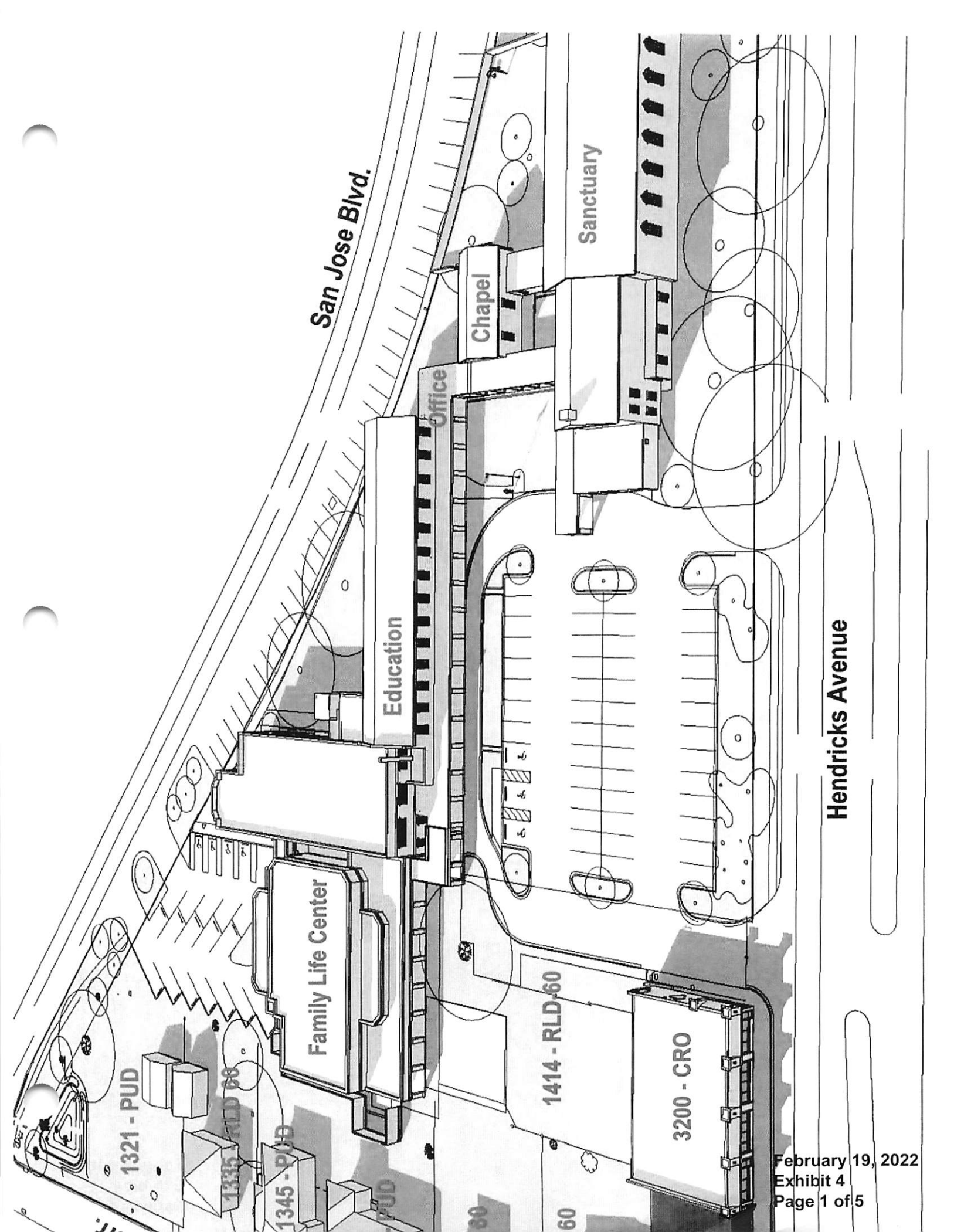
Proposed new development and/or redevelopment on the Property shall be served by on-site retention facilities (see the Conceptual Site Plan, Exhibit "G").

K. Utilities

Potable water, sanitary sewer and electric service will be provided by the Jacksonville Electric Authority (please see Exhibit "H" for JEA Availability Letter).

L. Lighting

The proposed PUD lighting shall be designed, installed, maintained and operated to provide adequate down lighting for the Property in such a manner to minimize unreasonable illuminate impacts upon adjacent residential uses while still providing off business hours security for the prospective development.



San Jose Blvd.

Education

Office

Chapel

Sanctuary

Family Life Center

1321 - PUD

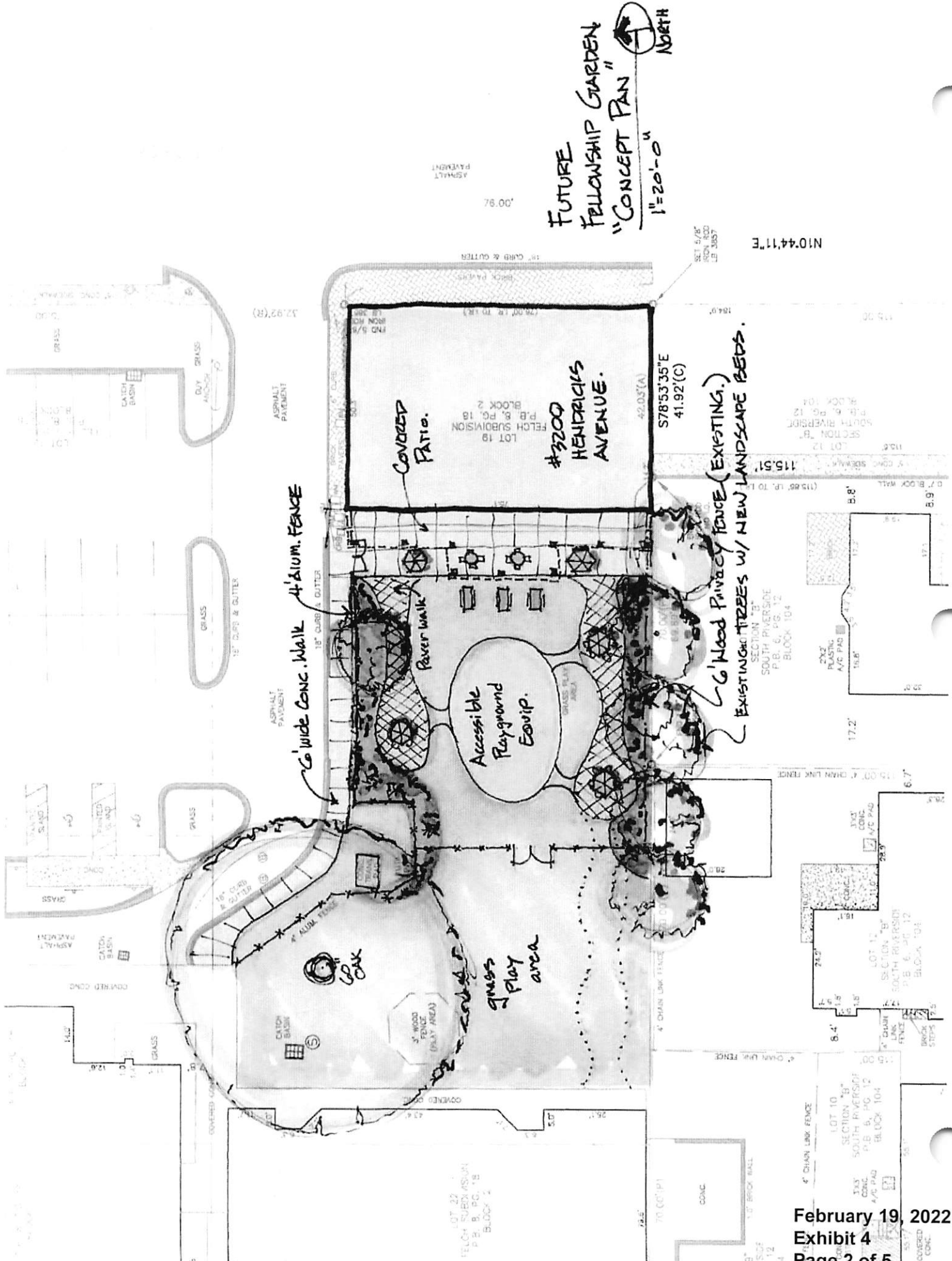
1335 - RLD 60

1345 - PUD

1414 - RLD-60

3200 - CRO

Hendricks Avenue



FUTURE
FELLOWSHIP GARDEN
"CONCEPT PAN"
1"=20'-0"
NORTH

N10°44'11"E

EXISTING TREES w/ NEW LANDSCAPE BEDS.
WOOD PRIVACY FENCE (EXISTING.)

4" ALUM. FENCE

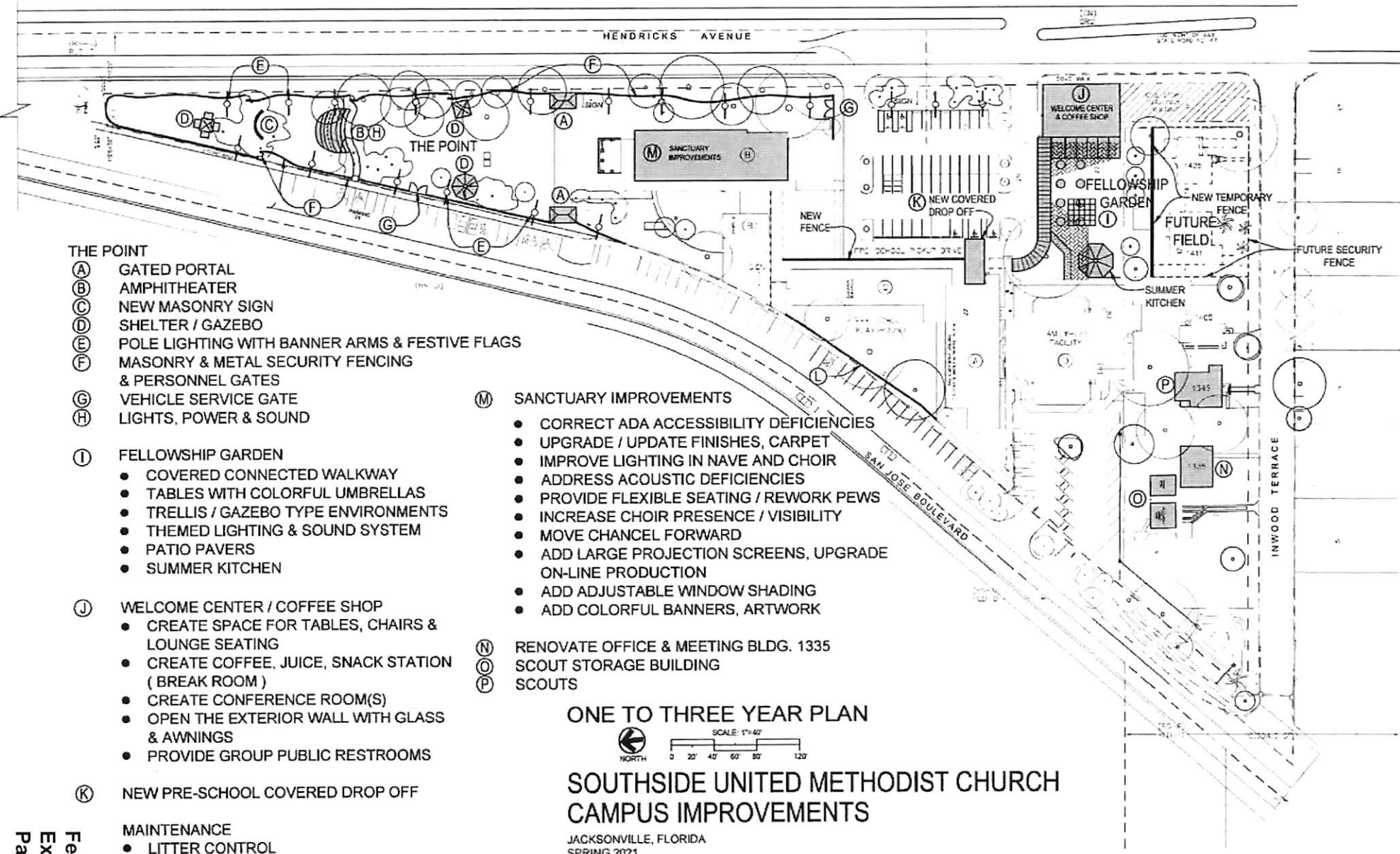
6" WIDE CONC. WALK

COVERED PATIO.

#3200 HENDRICKS AVENUE.

ACCESSIBLE PLAYGROUND EQUIP.

GRASS PLAY AREA



THE POINT

- (A) GATED PORTAL
- (B) AMPHITHEATER
- (C) NEW MASONRY SIGN
- (D) SHELTER / GAZEBO
- (E) POLE LIGHTING WITH BANNER ARMS & FESTIVE FLAGS
- (F) MASONRY & METAL SECURITY FENCING & PERSONNEL GATES
- (G) VEHICLE SERVICE GATE
- (H) LIGHTS, POWER & SOUND

- (I) FELLOWSHIP GARDEN
 - COVERED CONNECTED WALKWAY
 - TABLES WITH COLORFUL UMBRELLAS
 - TRELLIS / GAZEBO TYPE ENVIRONMENTS
 - THEMED LIGHTING & SOUND SYSTEM
 - PATIO PAVERS
 - SUMMER KITCHEN

- (J) WELCOME CENTER / COFFEE SHOP
 - CREATE SPACE FOR TABLES, CHAIRS & LOUNGE SEATING
 - CREATE COFFEE, JUICE, SNACK STATION (BREAK ROOM)
 - CREATE CONFERENCE ROOM(S)
 - OPEN THE EXTERIOR WALL WITH GLASS & AWNINGS
 - PROVIDE GROUP PUBLIC RESTROOMS

- (K) NEW PRE-SCHOOL COVERED DROP OFF

MAINTENANCE

- LITTER CONTROL
- WALKWAY ROOF REPAIRS

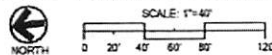
- (L) UPGRADE FENCE TO BE SIMILAR TO THE POINT

(M) SANCTUARY IMPROVEMENTS

- CORRECT ADA ACCESSIBILITY DEFICIENCIES
- UPGRADE / UPDATE FINISHES, CARPET
- IMPROVE LIGHTING IN NAVE AND CHOIR
- ADDRESS ACOUSTIC DEFICIENCIES
- PROVIDE FLEXIBLE SEATING / REWORK PEWS
- INCREASE CHOIR PRESENCE / VISIBILITY
- MOVE CHANCEL FORWARD
- ADD LARGE PROJECTION SCREENS, UPGRADE ON-LINE PRODUCTION
- ADD ADJUSTABLE WINDOW SHADING
- ADD COLORFUL BANNERS, ARTWORK

- (N) RENOVATE OFFICE & MEETING BLDG. 1335
- (O) SCOUT STORAGE BUILDING
- (P) SCOUTS

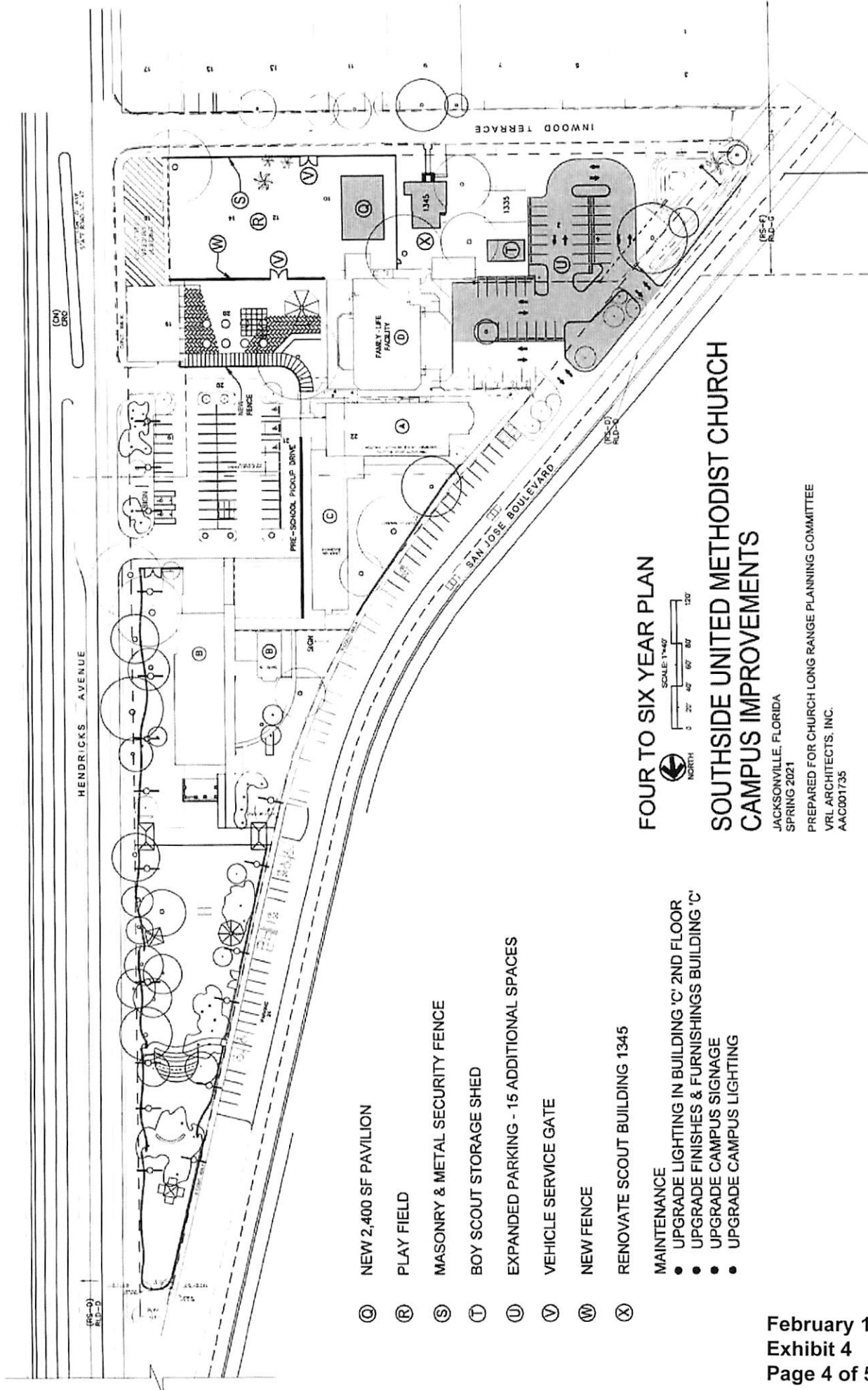
ONE TO THREE YEAR PLAN



**SOUTHSIDE UNITED METHODIST CHURCH
CAMPUS IMPROVEMENTS**

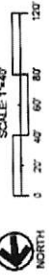
JACKSONVILLE, FLORIDA
SPRING 2021

PREPARED FOR CHURCH LONG RANGE PLANNING COMMITTEE
VRL ARCHITECTS, INC.
AAC001735



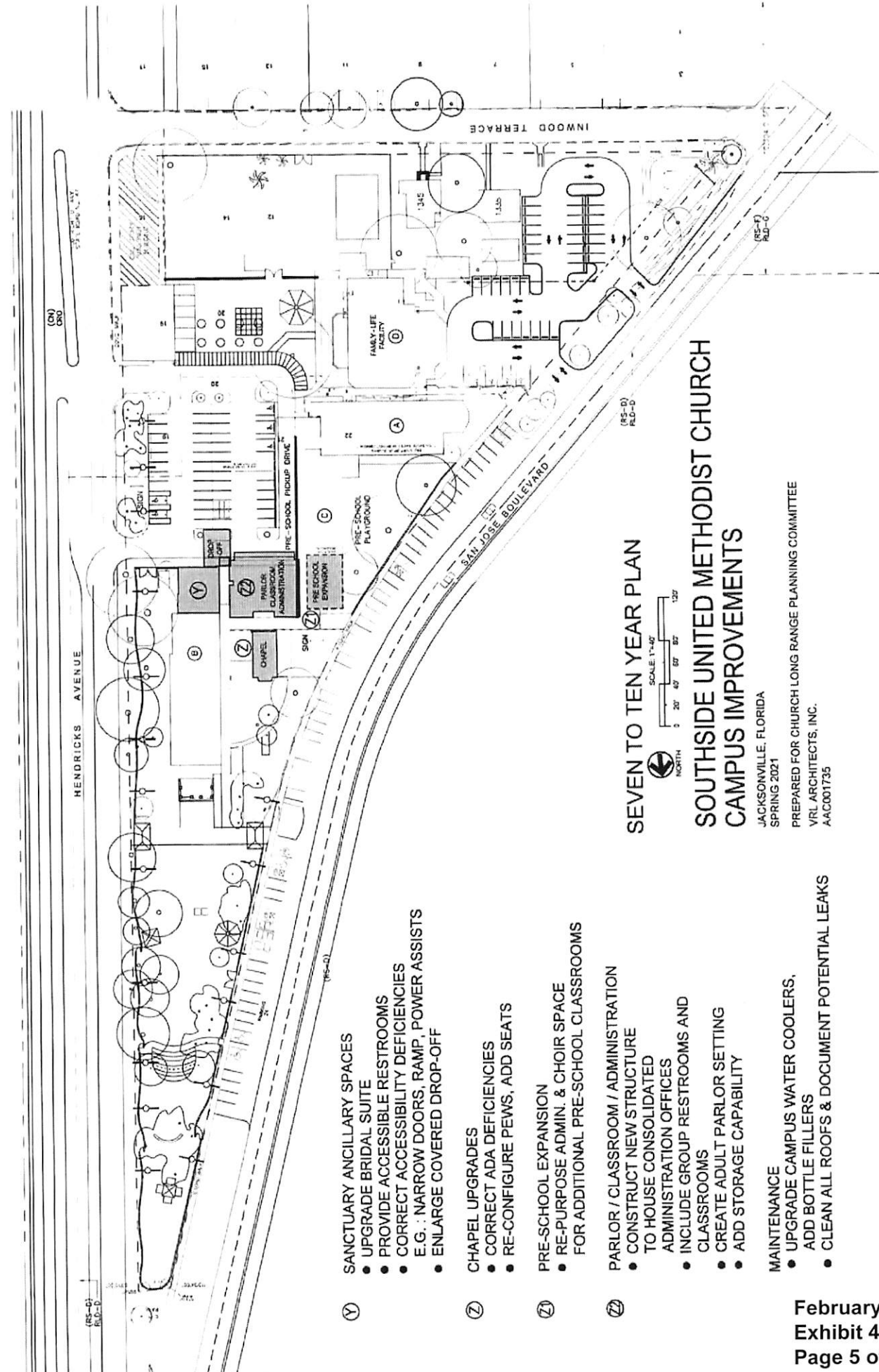
- Q NEW 2,400 SF PAVILION
 - R PLAY FIELD
 - S MASONRY & METAL SECURITY FENCE
 - T BOY SCOUT STORAGE SHED
 - U EXPANDED PARKING - 15 ADDITIONAL SPACES
 - V VEHICLE SERVICE GATE
 - W NEW FENCE
 - X RENOVATE SCOUT BUILDING 1345
- MAINTENANCE
- UPGRADE LIGHTING IN BUILDING 'C' 2ND FLOOR
 - UPGRADE FINISHES & FURNISHINGS BUILDING 'C'
 - UPGRADE CAMPUS SIGNAGE
 - UPGRADE CAMPUS LIGHTING

FOUR TO SIX YEAR PLAN



**SOUTHSIDE UNITED METHODIST CHURCH
CAMPUS IMPROVEMENTS**

JACKSONVILLE, FLORIDA
 SPRING 2021
 PREPARED FOR CHURCH LONG RANGE PLANNING COMMITTEE
 VRL ARCHITECTS, INC.
 AAC001735



SEVEN TO TEN YEAR PLAN
SOUTHSIDE UNITED METHODIST CHURCH
CAMPUS IMPROVEMENTS

JACKSONVILLE, FLORIDA
 SPRING 2021
 PREPARED FOR CHURCH LONG RANGE PLANNING COMMITTEE
 VRL ARCHITECTS, INC.
 AAC001735

- ① SANCTUARY ANCILLARY SPACES
 - UPGRADE BRIDAL SUITE
 - PROVIDE ACCESSIBLE RESTROOMS
 - CORRECT ACCESSIBILITY DEFICIENCIES
E.G.: NARROW DOORS, RAMP, POWER ASSISTS
 - ENLARGE COVERED DROP-OFF
- ② CHAPEL UPGRADES
 - CORRECT ADA DEFICIENCIES
 - RE-CONFIGURE PEWS, ADD SEATS
- ③ PRE-SCHOOL EXPANSION
 - RE-PURPOSE ADMIN. & CHOIR SPACE
FOR ADDITIONAL PRE-SCHOOL CLASSROOMS
- ④ PARLOR / CLASSROOM / ADMINISTRATION
 - CONSTRUCT NEW STRUCTURE
TO HOUSE CONSOLIDATED
ADMINISTRATION OFFICES
 - INCLUDE GROUP RESTROOMS AND
CLASSROOMS
 - CREATE ADULT PARLOR SETTING
 - ADD STORAGE CAPABILITY
- MAINTENANCE
 - UPGRADE CAMPUS WATER COOLERS,
ADD BOTTLE FILLERS
 - CLEAN ALL ROOFS & DOCUMENT POTENTIAL LEAKS

EXHIBIT F

PUD Name **Southside United Methodist Church Campus PUD**

Land Use Table

Total gross acreage	5.48 +/- Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	.16 +/- Acres	.03 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	1.0 +/- Acres	18 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	24,421 +/- Sq. Ft.	10 %

GENERAL CONDITIONS & NOTES

SECTION 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE WORK.

REVISION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE WORK.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes terms like 'AC' for Architect, 'GC' for General Contractor, 'ME' for Mechanical, 'E' for Electrical, 'P' for Plumbing, 'S' for Structural, 'C' for Civil, 'L' for Landscape, 'I' for Interior, 'O' for Other.

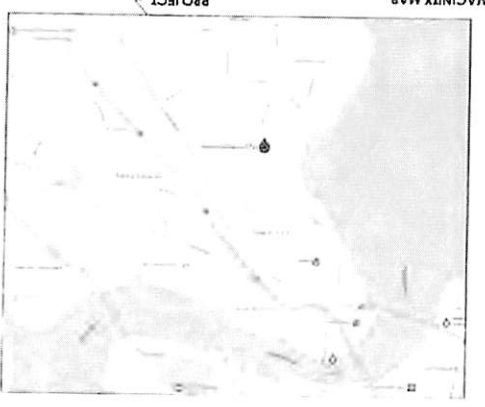
ARCHITECTURAL PLANS LEGEND



CODE DATA

Table with 2 columns: Code and Description. Lists various codes and their corresponding descriptions for the project.

VACUITY MAP



PROJECT AREA CALCULATIONS

Table with 2 columns: Item and Calculation. Lists various project areas and the calculations used to determine them.

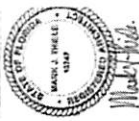
DRAWING INDEX

Table with 2 columns: Drawing Number and Description. Lists all drawings included in the set, such as 'A-100 GENERAL NOTES', 'A-101 SITE PLAN', etc.

ARCH. NOTES & CODE DATA



3000 Henderson Blvd. HAPT BEERY COFFEE SHOP



ROOFING NOTES

- 1 REMOVE EXISTING 4" HIGH ALUM. FINISHING SALVAGE FOR REUSE
- 2 REMOVE EXISTING 6" WOOD FINISHING
- 3 REMOVE EXISTING PAVER MATERIAL AND PREP AREAS FOR NEW CONC. WALK. EXISTING CURB TO REMAIN.

DEMOLITION KEYNOTES

- 1 REMOVE EXISTING 4" HIGH ALUM. FINISHING SALVAGE FOR REUSE
- 2 REMOVE EXISTING 6" WOOD FINISHING
- 3 REMOVE EXISTING PAVER MATERIAL AND PREP AREAS FOR NEW CONC. WALK. EXISTING CURB TO REMAIN.

KEY NOTES

- 1 EXISTING RELOCATED 4" HIGH ALUM. FINISHING
- 2 EXISTING 6" WOOD FINISHING
- 3 EXISTING 4" HIGH ALUM. FINISHING
- 4 EXISTING 6" WOOD FINISHING
- 5 EXISTING 4" HIGH ALUM. FINISHING
- 6 EXISTING 6" WOOD FINISHING
- 7 EXISTING 4" HIGH ALUM. FINISHING
- 8 EXISTING 6" WOOD FINISHING
- 9 EXISTING 4" HIGH ALUM. FINISHING
- 10 EXISTING 6" WOOD FINISHING
- 11 EXISTING 4" HIGH ALUM. FINISHING
- 12 EXISTING 6" WOOD FINISHING
- 13 EXISTING 4" HIGH ALUM. FINISHING
- 14 EXISTING 6" WOOD FINISHING
- 15 EXISTING 4" HIGH ALUM. FINISHING
- 16 EXISTING 6" WOOD FINISHING
- 17 EXISTING 4" HIGH ALUM. FINISHING
- 18 EXISTING 6" WOOD FINISHING
- 19 EXISTING 4" HIGH ALUM. FINISHING
- 20 EXISTING 6" WOOD FINISHING

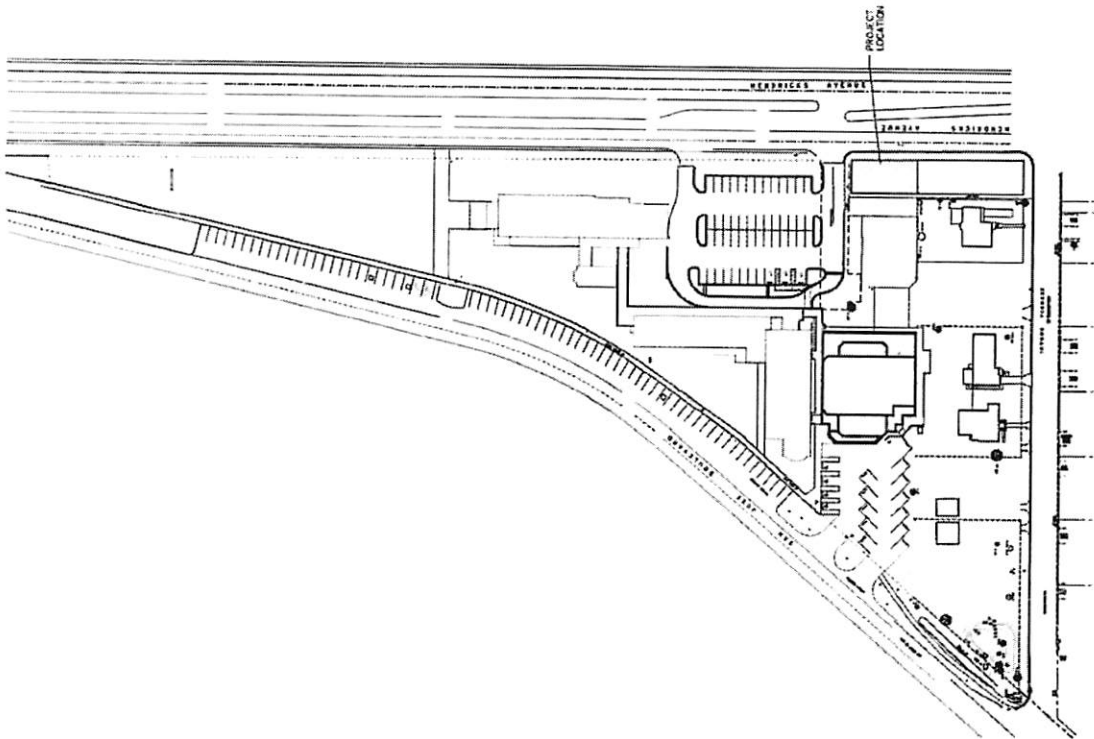
FOR PERMIT APPLICATION & PRICING



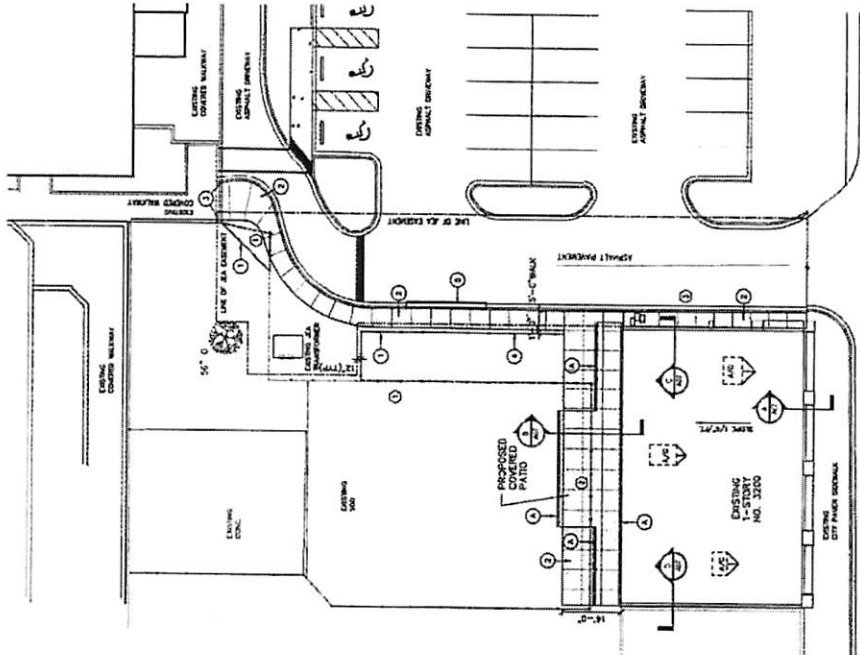
HAPPY NEW COTTE SHOP
 2000 NW 10th Ave.
 Fort Lauderdale, Florida

Proj# 2021-10
 10-20-2021

A 01



OVERALL SITE PLAN
 SCALE 1" = 20'-0"



PARTIAL SITE / ROOF PLAN
 SCALE 1/16" = 1'-0"

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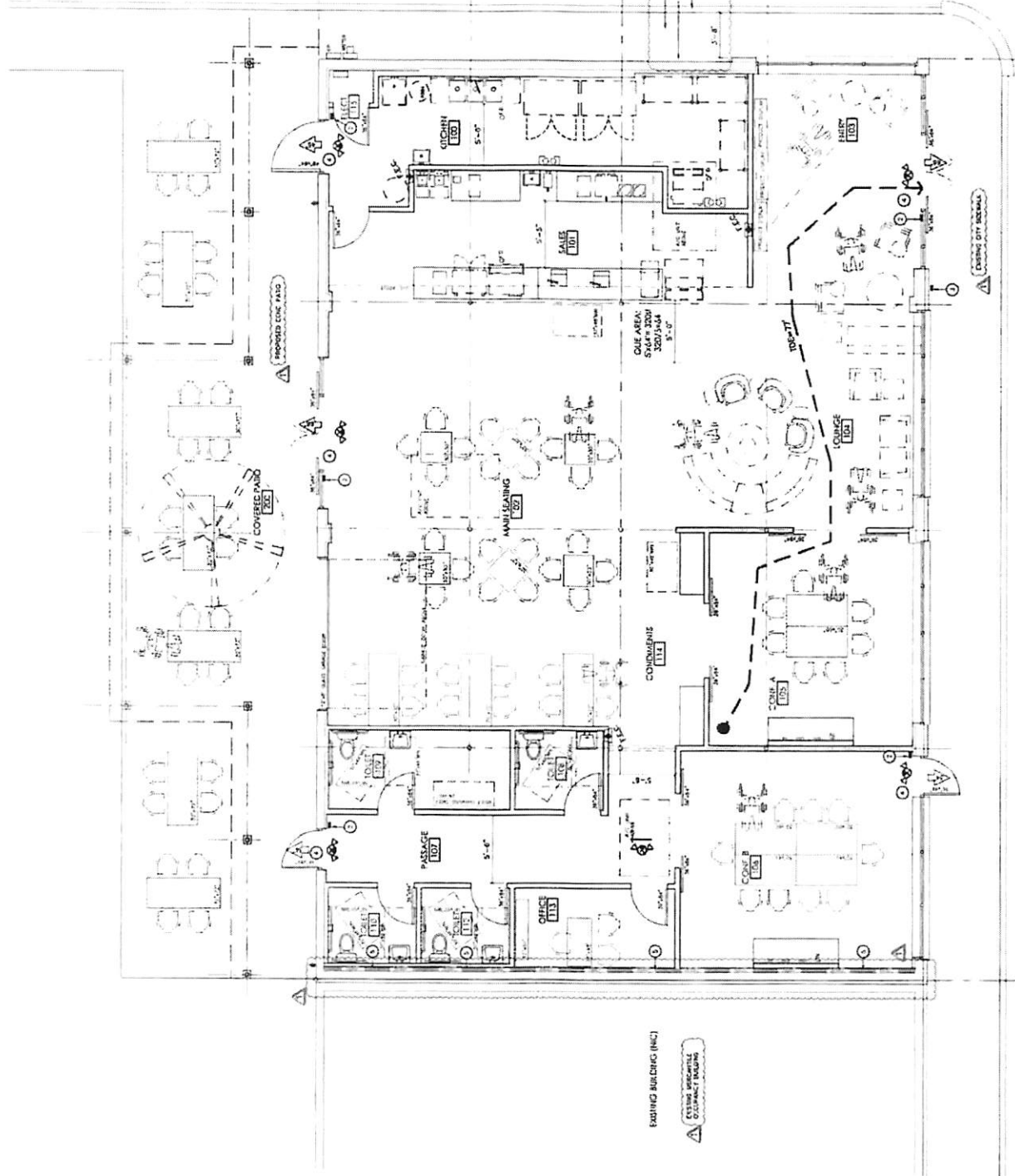
- KEY NOTES**
- SEE CODE DATA & SYMBOL LEGEND ON PAGE 01 FOR CONSTRUCTION DETAILS.
 - SEE SMALL ARCHIT. OR CONSTRUCTION WITH THE INSTALLATION OF THE LIGHT FIXTURES FOR THE REQUIRED TRAY MOUNTING AND THE WORK SHALL BE IN ACCORDANCE WITH THE CODES AND REGULATIONS OF THE STATE OF FLORIDA.
 - THIS BUILDING HAS A WOOD LIGHT FRAME. COMMON LAW WALLS WITH LOCATED GLASS AT THE LETTERS "B" WITH THE APPROVED SIGNAGE SHALL BE INSTALLED. THE APPROVED SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CODES AND REGULATIONS OF THE STATE OF FLORIDA.
 - LOCUS SHALL NOT REQUIRE THE USE OF A N.E.C. INTERFERE WITH THE CONCRETE OR METAL FLOOR TO BE INSTALLED. SEE THE CONTRACT FOR THE LOCATION OF THE SIGNAGE.
 - SEE THE CONTRACT FOR THE LOCATION OF THE SIGNAGE.
 - SEE THE CONTRACT FOR THE LOCATION OF THE SIGNAGE.
 - SEE THE CONTRACT FOR THE LOCATION OF THE SIGNAGE.
 - SEE THE CONTRACT FOR THE LOCATION OF THE SIGNAGE.
 - SEE THE CONTRACT FOR THE LOCATION OF THE SIGNAGE.
 - SEE THE CONTRACT FOR THE LOCATION OF THE SIGNAGE.

OCCUPANT LOAD

SPACE AREA	LOAD FACTOR	USE	LOAD
REAR	50	31	1550
FRONT	50	31	1550
BAR	50	31	1550
RESTROOM	50	31	1550
STAIR	50	31	1550
LOBBY	50	31	1550
OFFICE	50	31	1550
CONFERENCE	50	31	1550
RECEPTION	50	31	1550
STAIR	50	31	1550
MECH.	50	31	1550
TOTAL			15500

EXIT CALCULATIONS

AREA	USE	EXIT WIDTH	EXIT LENGTH	EXIT AREA
REAR	31	14	17	238
FRONT	31	14	17	238
BAR	31	14	17	238
RESTROOM	31	14	17	238
STAIR	31	14	17	238
LOBBY	31	14	17	238
OFFICE	31	14	17	238
CONFERENCE	31	14	17	238
RECEPTION	31	14	17	238
STAIR	31	14	17	238
MECH.	31	14	17	238
TOTAL				2380



PROPOSED LIFE SAFETY FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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