

# 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

October 22, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2021-694**

**Application for: Florida Baptist Children's Home PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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 Condition**

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated June 25, 2021.
2. The revised written description dated September 13, 2021.
3. The original site plan dated June 20, 2021

Recommended Planning Commission Conditions to the Ordinance:

**Planning Commission conditions:**

1. 1 An ADA compliant sidewalk shall be required on the Bartram Road frontage. This sidewalk shall be located outside of the clear zone.
2. A signalized crosswalk shall be installed at the western edge of the property to connect to the sidewalk opposite the development. Traffic engineering shall approve the design.
3. Bicycle parking shall be consistent with the requirements in Chapter 656, Part 6 of the Zoning Code.
4. The maximum building height shall 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.

**Planning Department conditions:**

1. 1 An ADA compliant sidewalk shall be required on the Bartram Road frontage. This sidewalk shall be located outside of the clear zone.

2. A signalized crosswalk shall be installed at the western edge of the property to connect to the sidewalk opposite the development. Traffic engineering shall approve the design.
3. Bicycle parking shall be consistent with the requirements in Chapter 656, Part 6 of the Zoning Code.
4. The maximum building height shall 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.

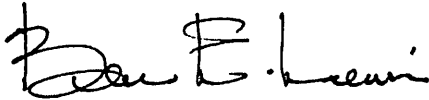
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	5-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Absent
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	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

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2021-694 TO**  
**PLANNED UNIT DEVELOPMENT**

**OCTOBER 21, 2021**

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 **2021-694** to Planned Unit Development.

***Location:*** 2300 Bartram Road South between Thorden Road and University Boulevard South

***Real Estate Number(s):*** 135067-0000

***Current Zoning District(s):*** Public Buildings and Facilities-2 (PBF-2)

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

***Current Land Use Category:*** Public Buildings and Facilities (PBF)

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

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

***Owner:*** FBCH Land Holdings, Inc.  
P.O. Box 8190  
Lakeland, Florida 33802

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

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-694 seeks to rezone approximately 17.81 acres of land from PBF-2 to PUD. The rezoning to PUD is being sought to allow up to 30 buildings for group care/foster homes, a 30,000 square foot compassion center and a 15,000 square foot resource center.

**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 Public Buildings and Facilities (PBF) 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. According to the Category Description of the Future Land Use Element (FLUE), PBF is a broad land use category that is intended to accommodate major public use or community service activities. Community and regional serving public/semi-public sites should abut a roadway classified as a collector or higher facility on the adopted City's highway functional classification system map. Group care homes are a permitted principal use in the PBF land use category. The proposed PUD is for group care/foster homes, compassion center and resource center. 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 1.1.10** Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

**1.1.10A** Residential development on sites less than 10 acres that are located within predominantly non-residential Future Land Use Categories and that are processed as small scale map amendments shall be limited to a maximum of 10 dwelling units per acre unless authorized through approval of a Planned Unit Development (PUD) rezoning. The maximum density allowed in the PUD shall be the result of analysis for compatibility with abutting development based on the criteria provided below. The maximum density in each non-residential Future Land Use Category does not constitute entitlement to the maximum permitted density without justification provided pursuant to analysis of the criteria. Such analysis may lead to a recommendation of approval, denial, or a condition of approval on a Planned Unit Development (PUD) rezoning capping the residential density.

**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.

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

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

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

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): PBF. 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 group care/foster homes, compassion center and resource center. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: There is expected to be small changes to the existing streetscape along Bartram Road and University Boulevard. The site plan shows the existing office to remain and two proposed buildings located farther back from the streets.
- The use of topography, physical environment and other natural features: The site plan shows the existing pond to remain.
- Traffic and pedestrian circulation patterns: The compassion and resource center will be accessed from Bartram road and University Boulevard. The residential group homes will have a separate access from the main road off of Bartram Road. There will be no vehicular access from the compassion and resource centers and the residential portion.

***(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: There is an existing apartment complex to the south of the PUD and the existing pond will act as a buffer for the proposed uses. Single family dwellings are separated by University Boulevard from the PUD. The Children’s Home and the elementary school are directly abutting the proposed uses. No negative impacts are expected from the proposed uses.  
 The PUD is proposing a 50 foot height above the maximum 35 feet allowed in the PBF-2 Zoning District. Allowing a significantly taller building adjacent to a two story multi-family building, without increasing the setbacks infringes upon the property rights of the adjacent property owner. **Staff recommends the 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.**
- 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	PBF	PBF-1 PBF-2	Love Grove Elem School FL Children’s Home
South	MDR	RMD-D	Multi-family
East	RPI	CRO	Single family dwellings

West PBF PBF-2 FL Children's Home

***(6) Intensity of Development***

The proposed development is consistent with the PBF functional land use category. The PUD is appropriate at this location as the expected intensity of the proposed uses will be similar to the existing FL Children's Home and the existing single and multi-family uses.

- The availability and location of utility services and public facilities and services: JEA has no objection to the proposed PUD.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The PUD will have access to University Boulevard South with easy access to the Hart Expressway and Beach Boulevard. The City Traffic Engineer has the following comments.  
University Blvd S is an FDOT road. Access to it will be through FDOT.  
ADA compliant sidewalk shall be required on the Bartram Road frontage. This sidewalk shall be located outside of the clear zone.
- This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

***(7) Usable open spaces plazas, recreation areas.***

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

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

***(9) Listed species regulations***

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

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

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

***(11) Sidewalks, trails, and bikeways***

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

### SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 10, 2021, 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 **2021-694** be **APPROVED with the following exhibits:**

1. The original legal description dated June 25, 2021.
2. The revised written description dated September 13, 2021.
3. The original site plan dated June 20, 2021.

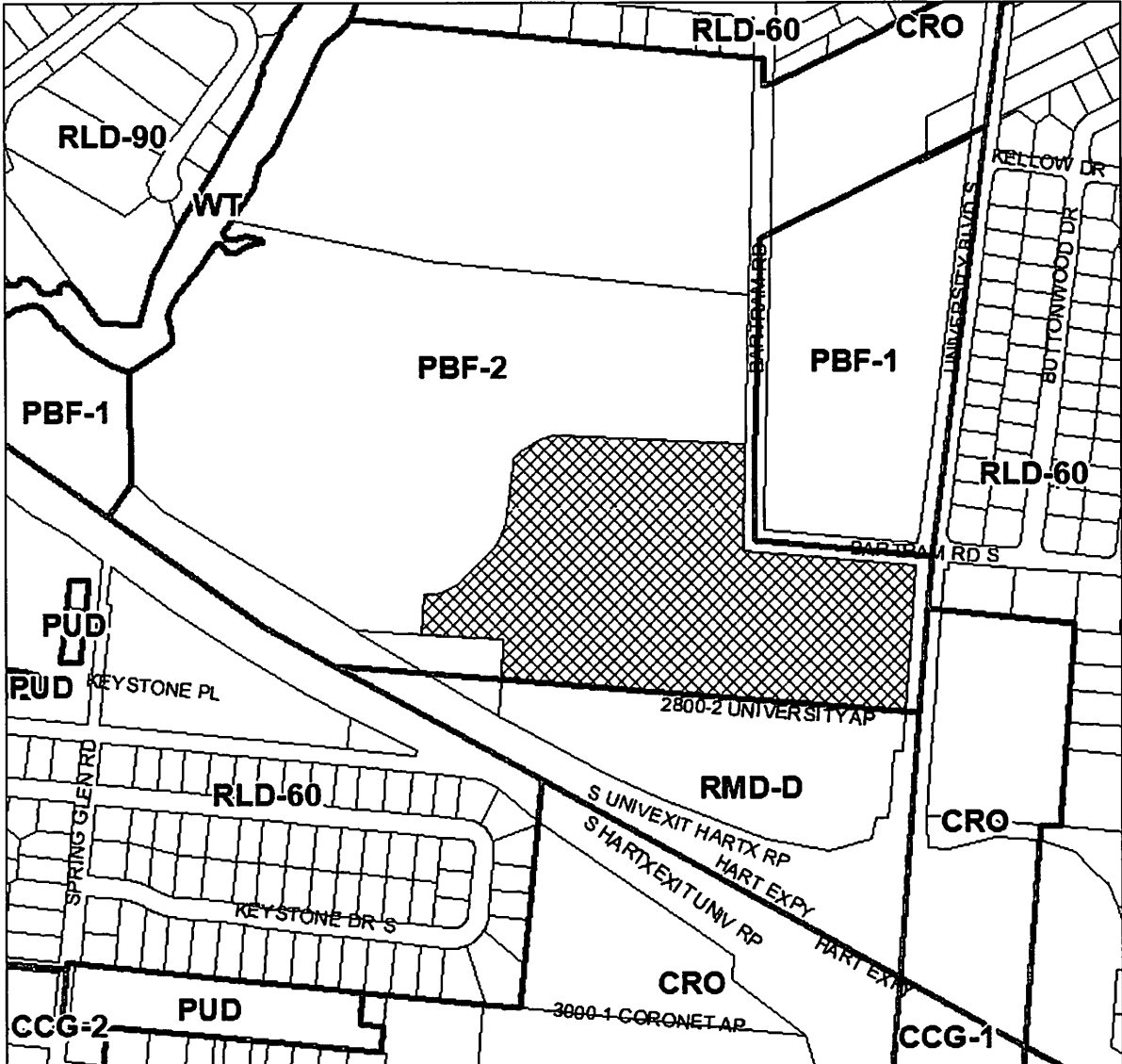
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-694** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. An ADA compliant sidewalk shall be required on the Bartram Road frontage. This sidewalk shall be located outside of the clear zone.
2. A signalized crosswalk shall be installed at the western edge of the property to connect to the sidewalk opposite the development. Traffic engineering shall approve the design.
3. Bicycle parking shall be consistent with the requirements in Chapter 656, Part 6 of the Zoning Code.
4. The maximum building height shall 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.





Aerial view of subject property.



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> PBF-1</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p>5</p>
<p><b>ORDINANCE NUMBER</b></p> <p>ORD-2021-0694</p>	<p><b>TRACKING NUMBER</b></p> <p>T-2021-3620</p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2021-0694 **Staff Sign-Off/Date** BEL / 09/13/2021  
**Filing Date** 09/22/2021 **Number of Signs to Post** 3  
**Hearing Dates:**  
**1st City Council** 10/26/2021 **Planning Commission** 10/21/2021  
**Land Use & Zoning** 11/02/2021 **2nd City Council** N/A  
**Neighborhood Association** NONE  
**Neighborhood Action Plan/Corridor Study** NONE

## Application Info

**Tracking #** 3620 **Application Status** PENDING  
**Date Started** 06/25/2021 **Date Submitted** 07/01/2021

## General Information On Applicant

**Last Name** DIEBENOW **First Name** STEVE **Middle Name**  
**Company Name**  
**Mailing Address**  
ONE INDEPENDENT DRIVE, STE. 1200  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** 9043011269 **Fax** 9043011279 **Email** SDIEBENOW@DMPHLAW.COM

## General Information On Owner(s)

### Check to fill first Owner with Applicant Info

**Last Name** N/A **First Name** N/A **Middle Name**  
**Company/Trust Name**  
FBCH LAND HOLDINGS, INC.  
**Mailing Address**  
PO BOX 8190  
**City** LAKELAND **State** FL **Zip Code** 33802  
**Phone** 9043011269 **Fax** **Email**

## Property Information

### Previous Zoning Application Filed For Site?

### If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 135067 0000	5	2	PBF-2	PUD

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

### Existing Land Use Category

PBF

**Land Use Category Proposed?****If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 17.81**Development Number****Proposed PUD Name** FLORIDA BAPTIST CHILDREN'S HOME+ ONE MORE CHILD**Justification For Rezoning Application**

APPLICANT SEEKS TO REZONE THE PROPERTY TO A PUD TO FACILITATE DEVELOPMENT OF A GROUP CARE HOME IN CONJUNCTION WITH THE FLORIDA BAPTIST CHILDREN'S HOME.

**Location Of Property****General Location**

SOUTHWEST INTERSECTION OF BARTRAM RD S AND UNIVERSITY BLVD S

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
2300	BARTRAM RD S	32207

**Between Streets**THORDEN RD **and** UNIVERSITY BLVD S**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

- |  |            |
|--|------------|
| <b>1) Rezoning Application's General Base Fee:</b>                     | \$2,269.00 |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |            |
| <b>17.81 Acres @ \$10.00 /acre:</b>                                    | \$180.00   |
| <b>3) Plus Notification Costs Per Addressee</b>                        |            |
| <b>20 Notifications @ \$7.00 /each:</b>                                | \$140.00   |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | \$2,589.00 |

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

**EXHIBIT 1**  
**LEGAL DESCRIPTION**

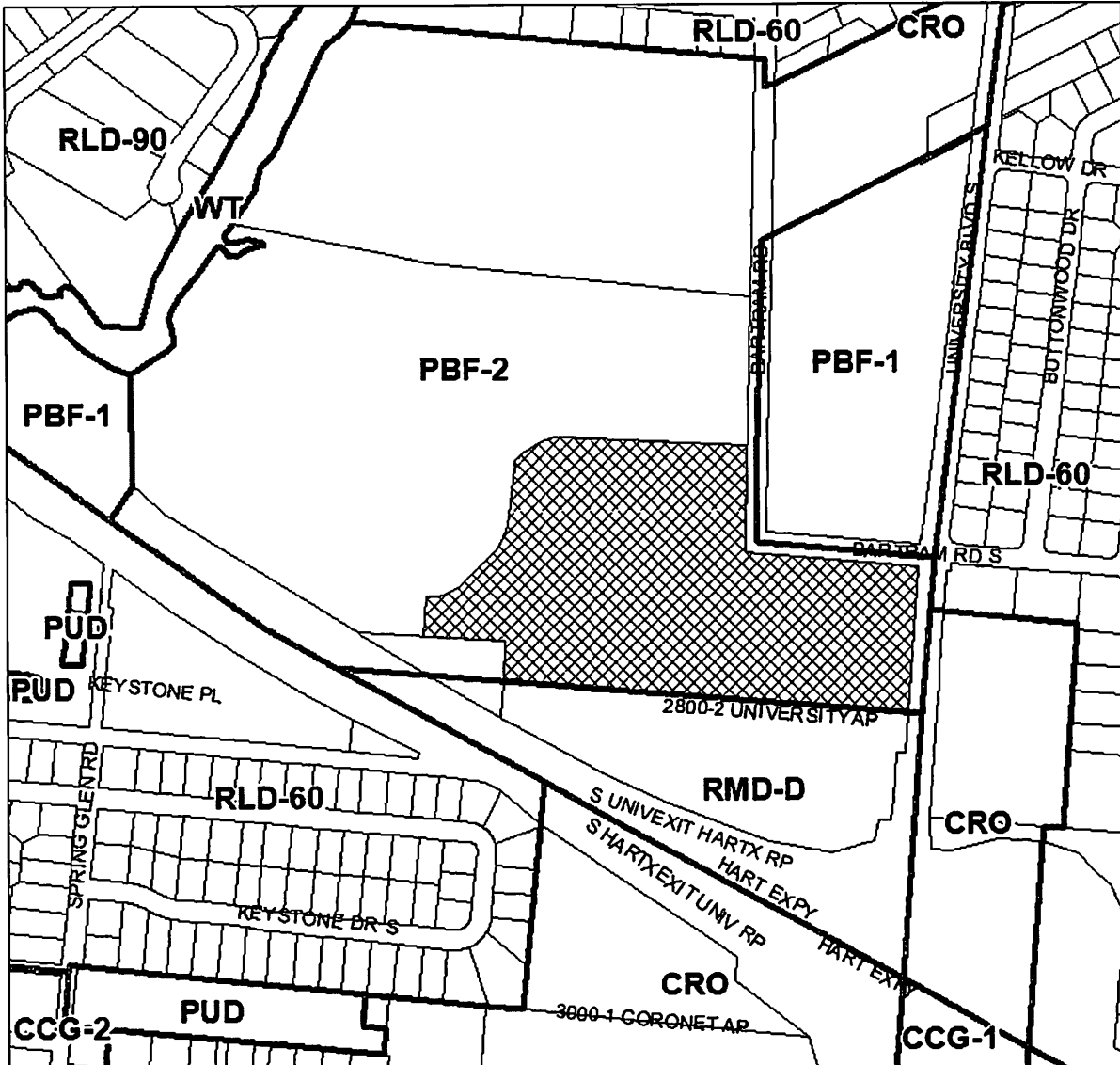
**June 25, 2021**

A PORTION OF THE HAMBY-TAYLOR CORPORATION'S REPLAT OF ALL OF THE SUB-DIVISION KNOWN AS GLENDALE, RECORDED IN PLAT BOOK 14, PAGE 80 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PORTION OF LOT 23, DIVEN'S SUBDIVISION OF PART OF SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED BOOK AH, PAGE 709 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID HAMBY-TAYLOR CORPORATION'S REPLAT OF ALL OF THE SUB-DIVISION KNOWN AS GLENDALE WITH THE WESTERLY RIGHT OF WAY LINE OF BARTRAM ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 01°13'26" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF BARTRAM ROAD, 464.70 FEET TO THE POINT OF BEGINNING: THENCE NORTH 87°06'33" WEST, 541.54 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 60.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°38'19" WEST, 59.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 58°23'11" WEST, 64.52 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 50.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°14'32" WEST, 48.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 06°05'53" WEST, 144.26 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 133.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND

DISTANCE OF SOUTH 25°17'07" WEST, 131.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°28'21 " WEST, 106.79 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 113.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°03'24" WEST, 110.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°38'27" WEST, 13.83 FEET; THENCE SOUTH 04°38'26" WEST, 110.94 FEET TO THE SOUTHERLY LINE OF SAID HAMBY-TAYLOR CORPORATION'S REPLAT OF ALL OF THE SUB-DIVISION KNOWN AS GLENDALE; THENCE SOUTH 85°21'34" EAST, ALONG LAST SAID LINE, 242.86 FEET; THENCE SOUTH 02°44'48" WEST, 118.94 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18363, PAGE 1146 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 85°22'15" EAST, ALONG LAST SAID LINE, 1204.05 FEET TO THE WESTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 04°40'26" EAST, ALONG LAST SAID LINE, 432.55 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF AFORESAID BARTRAM ROAD; THENCE NORTH 85°22'34" WEST, ALONG LAST SAID LINE, 531.20 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID BARTRAM ROAD; THENCE NORTH 01°13'26 " WEST, ALONG LAST SAID LINE, 318.44 FEET TO THE POINT OF BEGINNING.

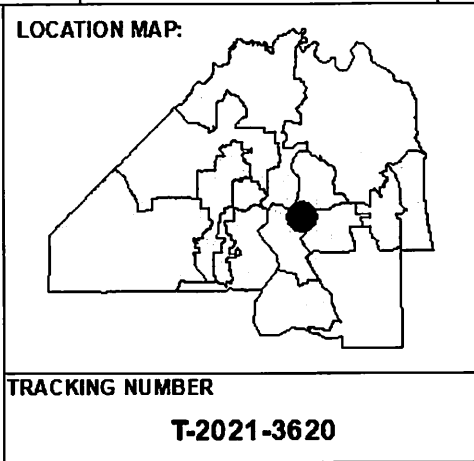
CONTAINING 17.81 ACRES, MORE OR LESS.



**REQUEST SOUGHT:**

**FROM:** PBF-1

**TO:** PUD



0 165 330 660  
Feet

**COUNCIL DISTRICT:**  
5

**EXHIBIT 2**  
**PAGE 1 OF 1**



**PUD WRITTEN DESCRIPTION**

**FLORIDA BAPTIST CHILDREN’S HOME + ONE MORE CHILD**

**SEPTEMBER 13, 2021**

**I. PROJECT DESCRIPTION**

A. *Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses:* Applicant proposes to rezone approximately 17.81 acres of property from PBF-2 to PUD to facilitate development of property located north of Hart Expressway, west of University Boulevard, and south of Bartram Road as more particularly described in Exhibit 1 (the “Property”). The property shall be used as a group care home and multi-function resource center operated in conjunction with the Florida Baptist Children’s Home.

The Property, in its original 50 acre arrangement, has historically similar uses to this proposed rezoning, including foster housing, housing for families headed by single mothers, a school, and other support uses. Specifically, the One More Child organization serves to provide transitional housing for single mothers and housing for foster families for periods averaging nine to twelve months in duration. The housing will not be transient short-term housing and no rent will be exchanged. Residential buildings may be in the form of detached single family homes, duplex and/or townhome units. Support uses such as a Compassion Center and Resource Center will be located on the eastern portion of the property. These uses shall be for storage and distribution of goods, recreation facilities, and educational courses, as well as other similar uses. The project will provide much needed capacity to help meet the demands of these organizations and provide an essential service to the community.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	PBF	PBF-2	Residential, Institutional
East	LDR, RPI	CRO, RLD-60	Residential, Commercial (Medical)
South	MDR	RMD-D	Multifamily Residential
West	PBF	PBF-2	Residential, Institutional

B. Project name: Florida Baptist Children’s Home+ One More Child

C. Project architect or engineer: England-Thims & Miller, Inc.

D. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC and England-Thims & Miller, Inc.

E. Current land use designation: PBF

- F. Current zoning district: PBF-2
- G. Requested land use designation: N/A
- H. Requested zoning district: PUD
- I. Real estate numbers: Portion of 135067-0000

## **II. QUANTITATIVE DATA**

- A. Total acreage: 17.81 +/- acres.
- B. Total number of on-site residential buildings for group care campus: Up to 30 buildings
- C. Total amount of non-residential floor area: 0.3 FAR.
- D. Total amount of land coverage of all buildings and structures: 35%

## **III. STATEMENTS**

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

The Proposed PUD incorporates guidelines from the PBF-2 zoning district, except as provided below:

1. Permits group care homes and supporting uses, and institutions including schools, colleges and universities in addition to uses already permitted under the current zoning.
  2. Establishes a minimum of 2 parking spaces for any group care home instead of calculating required parking based on the number of beds or on square feet of gross floor area.
  3. Incorporates the sign requirements for PBF-1 and PBF-3 districts for the Property.
  4. Adopts a maximum structure height of 50 feet to accommodate the non-residential uses in lieu of the maximum 35 foot structure height established by the PBF-2 zoning designation.
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the city.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

#### **IV. USES AND RESTRICTIONS**

##### **A. Permitted uses:**

1. Group care homes meeting the performance standards and development criteria set forth in Part 4. This shall include foster housing and housing for families headed by single mothers as described in Part I.
2. Institutions including schools, colleges, universities and other similar educational facilities.
3. Churches, including rectory or similar uses.
4. Compassion Center (max. 30,000 sq. ft.) and Resource Center (max. 15,000 sq. ft.) providing for educational courses, recreation facilities, and storage and distribution of household goods to qualified families as established by Florida Baptist Children's Home and One More Child Organizations. The Compassion Center and Resource Center shall be incidental to the primary use of Group Care Homes.
5. Office Buildings and other uses as currently existing on site.
6. Including all other uses permitted in Section 656.332.

##### **B. Permitted accessory uses and structures:**

1. As permitted pursuant to Section 656.403.

#### **V. DESIGN GUIDELINES**

##### **A. Lot requirements:**

1. Minimum lot area: Seven thousand (7,000) square feet.
2. Minimum lot width: Seventy (70) feet.
3. Minimum lot coverage: 0.3 FAR Aggregate over PUD
4. Minimum setback requirements shall be measured from the parent parcel property boundaries.
  - a. Minimum front building setback: Twenty (20) feet.
  - b. Minimum side building setback: Ten (10) feet.
  - c. Minimum rear building setback: Ten (10) feet.
5. Maximum height of structures: Fifty (50) feet.

##### **B. Ingress, egress and circulation:**

1. **Parking requirements:** A minimum of two (2) parking spaces shall be provided for each residential building. All other uses shall provide parking in accordance with the Zoning Code. Parking for the existing office may remain as it currently exists on the eastern portion of the property.
2. **Vehicular access:** Vehicular access for any group care home shall be provided via a private roadway as shown on the PUD Site Plan (Exhibit E). Access to the remaining portions of the property may be by Bartram Road or University Boulevard. There may be interconnectivity between uses within the PUD boundary. The final location of all access points is subject to the review and approval of the Development Services Division.
3. **Pedestrian access:** Pedestrian access shall be by way of existing sidewalks along University Boulevard and Bartram Road.

**C. Signs:**

1. One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof, is permitted, provided they are located no closer than 200 feet apart.
2. Wall signs are permitted.
3. Directional signs shall not exceed four (4) square feet.

**D. Landscaping:** Landscaping shall be provided in accordance with the Zoning Code in effect at the time of adoption of this PUD.

**E. Lighting:** Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the Project.

**F. Recreation and open space:** Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.

**G. Utilities:** Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

**H. Wetlands:** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

## **VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will

be beneficial to the surrounding neighborhood and community. The PUD meets the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development

order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

6. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – To achieve a well-balanced and organized combination of residential, non- residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.



VICINITY MAP

**DEVELOPMENT SUMMARY**

1. DEVELOPER: ONE MORE CHILD CAMPUS
2. PROJECT NAME: ONE MORE CHILD CAMPUS
3. SITE ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
4. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
5. OWNER: ONE MORE CHILD CAMPUS
6. ARCHITECT: ETM
7. ENGINEER: ETM
8. DESIGNER: ETM
9. DATE: 06/30/2021
10. PHONE: (904) 751-7311
11. FAX: (904) 751-7311
12. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
13. PROJECT NAME: ONE MORE CHILD CAMPUS
14. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
15. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
16. PROJECT NAME: ONE MORE CHILD CAMPUS
17. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
18. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
19. PROJECT NAME: ONE MORE CHILD CAMPUS
20. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
21. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
22. PROJECT NAME: ONE MORE CHILD CAMPUS
23. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
24. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
25. PROJECT NAME: ONE MORE CHILD CAMPUS
26. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
27. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
28. PROJECT NAME: ONE MORE CHILD CAMPUS
29. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
30. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
31. PROJECT NAME: ONE MORE CHILD CAMPUS
32. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
33. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
34. PROJECT NAME: ONE MORE CHILD CAMPUS
35. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
36. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
37. PROJECT NAME: ONE MORE CHILD CAMPUS
38. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
39. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
40. PROJECT NAME: ONE MORE CHILD CAMPUS
41. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
42. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
43. PROJECT NAME: ONE MORE CHILD CAMPUS
44. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
45. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
46. PROJECT NAME: ONE MORE CHILD CAMPUS
47. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
48. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
49. PROJECT NAME: ONE MORE CHILD CAMPUS
50. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
51. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
52. PROJECT NAME: ONE MORE CHILD CAMPUS
53. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
54. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
55. PROJECT NAME: ONE MORE CHILD CAMPUS
56. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
57. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
58. PROJECT NAME: ONE MORE CHILD CAMPUS
59. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
60. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
61. PROJECT NAME: ONE MORE CHILD CAMPUS
62. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
63. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
64. PROJECT NAME: ONE MORE CHILD CAMPUS
65. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
66. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
67. PROJECT NAME: ONE MORE CHILD CAMPUS
68. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
69. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
70. PROJECT NAME: ONE MORE CHILD CAMPUS
71. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
72. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
73. PROJECT NAME: ONE MORE CHILD CAMPUS
74. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
75. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
76. PROJECT NAME: ONE MORE CHILD CAMPUS
77. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
78. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
79. PROJECT NAME: ONE MORE CHILD CAMPUS
80. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
81. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
82. PROJECT NAME: ONE MORE CHILD CAMPUS
83. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
84. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
85. PROJECT NAME: ONE MORE CHILD CAMPUS
86. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
87. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
88. PROJECT NAME: ONE MORE CHILD CAMPUS
89. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
90. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
91. PROJECT NAME: ONE MORE CHILD CAMPUS
92. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
93. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
94. PROJECT NAME: ONE MORE CHILD CAMPUS
95. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
96. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
97. PROJECT NAME: ONE MORE CHILD CAMPUS
98. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
99. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
100. PROJECT NAME: ONE MORE CHILD CAMPUS
101. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
102. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
103. PROJECT NAME: ONE MORE CHILD CAMPUS
104. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
105. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
106. PROJECT NAME: ONE MORE CHILD CAMPUS
107. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
108. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
109. PROJECT NAME: ONE MORE CHILD CAMPUS
110. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
111. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
112. PROJECT NAME: ONE MORE CHILD CAMPUS
113. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
114. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
115. PROJECT NAME: ONE MORE CHILD CAMPUS
116. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
117. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
118. PROJECT NAME: ONE MORE CHILD CAMPUS
119. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
120. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
121. PROJECT NAME: ONE MORE CHILD CAMPUS
122. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
123. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
124. PROJECT NAME: ONE MORE CHILD CAMPUS
125. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
126. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
127. PROJECT NAME: ONE MORE CHILD CAMPUS
128. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
129. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
130. PROJECT NAME: ONE MORE CHILD CAMPUS
131. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
132. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
133. PROJECT NAME: ONE MORE CHILD CAMPUS
134. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
135. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
136. PROJECT NAME: ONE MORE CHILD CAMPUS
137. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
138. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
139. PROJECT NAME: ONE MORE CHILD CAMPUS
140. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
141. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
142. PROJECT NAME: ONE MORE CHILD CAMPUS
143. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
144. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
145. PROJECT NAME: ONE MORE CHILD CAMPUS
146. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
147. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
148. PROJECT NAME: ONE MORE CHILD CAMPUS
149. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
150. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
151. PROJECT NAME: ONE MORE CHILD CAMPUS
152. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
153. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
154. PROJECT NAME: ONE MORE CHILD CAMPUS
155. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
156. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
157. PROJECT NAME: ONE MORE CHILD CAMPUS
158. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
159. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
160. PROJECT NAME: ONE MORE CHILD CAMPUS
161. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
162. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
163. PROJECT NAME: ONE MORE CHILD CAMPUS
164. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
165. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
166. PROJECT NAME: ONE MORE CHILD CAMPUS
167. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
168. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
169. PROJECT NAME: ONE MORE CHILD CAMPUS
170. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
171. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
172. PROJECT NAME: ONE MORE CHILD CAMPUS
173. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
174. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
175. PROJECT NAME: ONE MORE CHILD CAMPUS
176. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
177. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
178. PROJECT NAME: ONE MORE CHILD CAMPUS
179. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
180. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
181. PROJECT NAME: ONE MORE CHILD CAMPUS
182. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
183. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
184. PROJECT NAME: ONE MORE CHILD CAMPUS
185. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
186. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
187. PROJECT NAME: ONE MORE CHILD CAMPUS
188. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
189. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
190. PROJECT NAME: ONE MORE CHILD CAMPUS
191. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
192. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
193. PROJECT NAME: ONE MORE CHILD CAMPUS
194. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
195. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
196. PROJECT NAME: ONE MORE CHILD CAMPUS
197. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216
198. PROJECT NUMBER: 20-217-(S)-(1)-(1)-21
199. PROJECT NAME: ONE MORE CHILD CAMPUS
200. PROJECT ADDRESS: 1000 BARTRAM ROAD, JACKSONVILLE, FL 32216

**PARKING REQUIREMENTS**

SEE STREET LIGHTING REQUIREMENTS

COMPASSION CENTER

1. SPACES FOR 2000 # OF GROSS FLOOR AREA

RESOURCE CENTER

1. SPACES FOR 1000 # OF GROSS FLOOR AREA

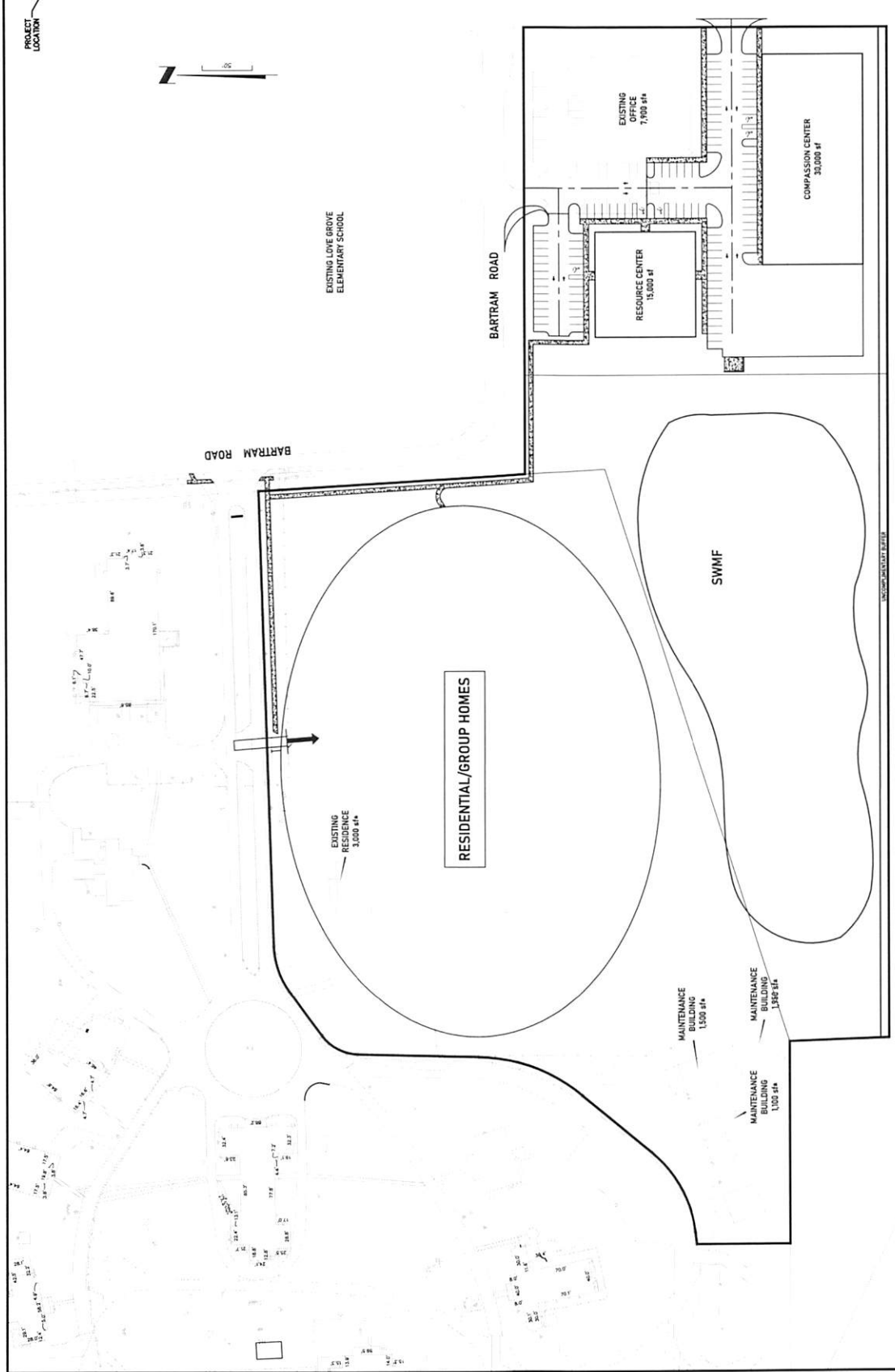
EXISTING OFFICE

1. SPACES FOR 100 # OF GROSS FLOOR AREA

MAINTENANCE BUILDING

1. SPACES FOR 100 # OF GROSS FLOOR AREA

- NOTES**
1. PROPOSED DRIVEWAY LOCATIONS ARE SUBJECT TO CITY AND FDOT APPROVAL
  2. WETLAND MITIGATION REQUIRED
  3. ILLUSTRATION PURPOSES ONLY
  4. STORMWATER POND IS TO BE LOCATED IN THE NORTHWEST CORNER OF THE SITE
  5. FINAL BUILDING CONSIDERATIONS IS SUBJECT TO FINAL DESIGN AND PERMITTING



**PUD SITE PLAN**

**ONE MORE CHILD CAMPUS JACKSONVILLE**

**ETM**

ETM Engineering, Inc.  
11711 Old St. Augustine Road  
Jacksonville, FL 32216  
TEL: (904) 444-4400  
FAX: (904) 444-4400  
REG. 2014, L.C. 0000114

**VISION • EXPERIENCE • RESULTS**

EXISTING MULTI-FAMILY COMPLEX

**EXHIBIT F**

**FLORIDA BAPTIST CHILDREN'S HOME+ ONE MORE CHILD**

**Land Use Table**

---

Total gross acreage	<u>17.8</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Residential / Group Homes	<u>9.0</u> Acres	<u>50</u> %
Total number of dwelling units	<u>30</u> D.U. Max	
Commercial / Industrial	<u>4.1</u> Acres	<u>23</u> %
Other land use (Hospital and related uses)	<u>0</u> Acres	<u>0</u> %
Active recreation and/or open space	<u>0</u> Acres	<u>    </u> %
Passive open space	<u>4.7</u> Acres	<u>27</u> %
Public and private right-of-way	<u>0</u> Acres	<u>    </u> %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.