

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.