

PUD WRITTEN DESCRIPTION

JACKSONVILLE CLASSICAL ACADEMY EAST PUD

March 14, 2024

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 9.64 acres of property under the Arlington Community School PUD (Ordinance 2013-238-E) for the property located at 5900 Ft. Caroline Road and 0 Peeler Road (RE#s 113315 0050 and 113315 0010) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. This PUD modifies the Arlington Community School PUD to permit modular classrooms in the rear and side yards of the existing school.

The property is located within the Greater Arlington community and is designated RPI and CGC land use within the Urban Development Area. It is also located within the Renew Arlington Zoning Overlay within the University Village Character Area, which generally contains compact and dense multi-family and commercial uses. The additional modular classrooms proposed under this PUD do not constitute a Major Renovation, as defined in Section 656.399.59, of the School Parcel.

The Property is located along the Ft. Caroline Road corridor, just east of University Boulevard. The Ft. Caroline Road corridor features a mix of uses that are consistent with the project, including commercial shopping centers, community centers, schools, parks and residential development. The Property is surrounded by the following uses:

Direction	Land Use	Zoning	Existing Use
North	MDR, CGC	RMD-D	Multi-family residential, retail
East	CGC	CCG-1	Commercial shopping center
South	LDR	LDR	Single-family residential
West	LDC, RPI, CGC	LDR, CRO, CCG-1	Commercial, single-family residential

B. Project name: Jacksonville Classical Academy East PUD.

C. Project engineer: Eisman & Russo, Inc.

D. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

E. Current land use designation: RPI and CGC.

F. Current zoning district: PUD (Ordinance 2015-238-E).

G. Requested zoning district: PUD.

H. Real estate numbers: 113315-0050 and 113315-0010.

II. QUANTATIVE DATA

A. Total acreage: 9.64 acres.

B. Total amount of nonresidential floor area: 80,000 square feet.

III. STATEMENTS

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

The proposed PUD provides flexibility in site design that could otherwise not be accomplished through conventional zoning. The ultimate goal of this project is to provide the existing school, Jacksonville Classical Academy East, with a viable mechanism for temporary expansions while meeting the intent of the existing Land Development Code and the Renew Arlington Overlay Design Guidelines. The PUD satisfies the intent of the regulations and also provides the flexibility needed to accomplish a successful school expansion. This PUD modifies a few specific areas of the Zoning Code and the Renew Arlington Overlay; however, the added benefits of the overall project to the Arlington area warrant the relief from Chapter 656 as listed below:

1. Schools are the only use permitted within the School Parcel.
2. The Commercial Parcel adopts those permitted uses under the CCG-1 zoning district, except that the following uses are omitted:
 - a. Establishments or facilities that include the retail sale and service of beer or wine for off-premises consumption or for on-premises consumption in conjunction with a restaurant are omitted.
 - b. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
 - c. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
 - d. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
 - e. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.

- f. Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- g. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
- h. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

3. All permissible uses by exception are omitted.

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

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated, or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. **School Parcel (approximately 4.54 acres)**

- a. Schools meeting the performance standards and development criteria set forth in Part 4.
- b. Modular classrooms in conjunction with a school.

2. **Commercial Parcel (Approximately 3.2 acres)**

- a. Schools meeting the performance standards and development criteria set forth in Part 4.
- b. Commercial retail sales and service establishments.
- c. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- d. Professional and business offices.
- e. Hotels and motels.
- f. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, and similar uses.
- g. Art galleries, museums, community centers, dance, art or music studios.
- h. Vocational, trade or business schools and similar uses.

- i. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4. However, any playground(s) associated with any day care center may not front Fort Caroline Road.
 - j. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
 - k. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
 - l. Retail plant nurseries including outside display, but not on-site mulching or landscaping contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
 - m. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
 - n. Veterinarians, subject to the performance standards and development criteria set forth in Part 4.
 - o. Personal property storage establishments which shall be exempt from the requirements of Part 4 provided access to storage units is from within a building.
 - p. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
 - q. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
 - r. Churches, including a rectory or similar use.
3. **Stormwater Parcel (Approximately 1.9 acres)**
- a. Stormwater ponds meeting the criteria set forth in Section 754 of the Municipal Code.

B. Permissible Uses by Exception: There shall be no permissible uses by exception.

C. Accessory Uses: Accessory uses and structures shall be permitted as provided in Section 656.403 of the Zoning Code; provided that accessory uses and structures may be located in a required front or side yard.

V. DESIGN GUIDELINES

A. Lot Requirements: The Property shall be subject to the following minimum lot requirements, lot coverage and yard requirements:

- 1. Minimum Lot Area: None.

2. Maximum Lot Coverage: None.
 3. Minimum Yard Requirements:
 - a. Front – None.
 - b. Side – None; provided, however, where the Property is adjacent to a residential zoning district, a minimum setback of 15 feet shall be provided.
 - c. Rear – 100 feet, which may include required storm water retention.
 - d. Between School Parcel and Commercial Parcel – 5 feet along eastern boundary of School Parcel; 10 feet along western boundary of Commercial Parcel.
 4. Maximum Height of Structures: 35 feet.
- B. Ingress, Egress, and Circulation: Vehicular access to the School Parcel shall be by way of Ft. Caroline Road, substantially as shown on the Site Plan. Additional vehicular access points to the Property may be either from Fort Caroline Road or Peeler Road. Prior to verification of substantial compliance with this PUD, the location and design of all access points will be subject to review and approval of the City Traffic Engineer and the Planning and Development Department.
- C. Parking and Loading Requirements: Unless otherwise agreed by the Planning and Development Department, development of the Property will comply with the City's off-street parking and loading space requirements set forth in the Zoning Code.
- D. Pedestrian Access: Exterior sidewalks shall be consistent with the 2045 Comprehensive Plan and subject to the review and approval of the City Traffic Engineer and Planning and Development Department.
- E. Signage: The number location, height, and size of signage on the Property shall be in accordance with the signage restrictions of the CCG-1 zoning district, except as herein modified:
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. One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
 4. An American flag may be flown on the School Parcel and the Commercial Parcel. The pole upon which such flag is flown shall not exceed 35 feet in maximum height. Any American flag allowed pursuant to this subsection may be illuminated.

- F. Landscaping and Buffering: Landscaping will be constructed and maintained in accordance with the requirements set forth in Part 12 of the Zoning Code. Buffering materials may include aluminum, vinyl, coated, stucco, brick, or wood fencing; however, galvanized (uncoated) chain link fencing shall not be permitted.
- G. Open Spaces and Recreation Areas: Recreation and open space within the PUD will be in compliance with the 2045 Comprehensive Plan. The PUD allows for open spaces and recreation areas as accessory uses which are ancillary to the principal use. Recreational amenities may include a recreation center, gymnasium, playground, outdoor courts, play fields, and similar sites.
- H. Utilities: Electric, water, and sanitary sewer is available to the Property and will be provided by JEA.
- I. Wetlands: The Property will be developed in accordance with local, state, and federal requirements for wetland permitting.
- J. Conceptual site plan: A conceptual site plan of the intended use is attached hereto as "Exhibit E". Modifications to the conceptual site plan may be approved for other permitted uses pursuant to Section 656.341 of the Zoning Code.
- K. Modifications: Amendments to the Approved PUD may be accomplished by administrative deviation, by minor modifications, or by filing a rezoning. Any use not specifically listed, but similar to or associated with the listed uses, may be permitted by administrative deviation or minor modification. PUD amendments, including administrative deviations, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD. The School Parcel may be expanded eastward through the minor modification process.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code, the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

- 1. Policy 1.1.6 - 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. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
3. Policy 1.1.10 – Ensure mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:
 - i. 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;
 - ii. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the Comprehensive plan;
 - iii. The proposed development is compatible with surrounding existing land uses and zoning.
4. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - i. Creation of complementary uses;
 - ii. Enhancement of transportation connections;
 - iii. Use of noise, odor, vibration and visual/ aesthetic controls; and/or

- iv. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
5. Policy 1.1.14 - Require public and private infrastructure facilities to be located and designed in a manner that complements surrounding development.
6. Policy 1.1.22 - 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 as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
7. Policy 1.1.24 – The City will encourage the use of such smart growth practices as:
 - i. Interconnectivity of transportation modes and recreation and open space areas;
 - ii. A range of densities and types of residential developments
 - iii. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
 - iv. Use of the Development Areas;
 - v. Revitalization of older areas and the downtown;
 - vi. Use of site design features that encourage and enhance the pedestrian experience abutting collector roads and higher (public art, social connection, recreation and open spaces, pedestrian entries and transparency); and
 - vii. Create walkable neighborhoods.
8. Objective 1.2 - 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.
9. Policy 1.2.8 - Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.
10. Objective 1.3 – Continue to improve coordination between transportation and land use planning in order to optimize transportation system capacity, promote quality site design, and facilitate access to employment and daily goods and services.

11. Policy 1.3.3 – The City shall require through the development review process, the interconnections of land uses in order to reduce the need for trip generation and encourage alternative methods of movement. The development review criteria shall include provisions for convenient on-site traffic flow, considering need for vehicular parking.
12. Objective 1.6 – 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.
13. Policy 1.6.5 - The City should identify economically distressed areas where the historic development pattern and physical environment limit the potential for modern development, and amend the Land Development Regulations to consider parking, landscaping, buffering and similar requirements in these areas in an effort to incentivize infill and redevelopment.
14. Policy 2.2.7 - Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.
15. Policy 3.1.12 – The City shall, through Land Development Regulations and land use category descriptions, require higher density residential development and supporting commercial uses to locate on or near arterial or collector roads used for mass transit routes and in proximity to major employment areas in order to ensure efficient use of land, public facilities, and services, and transportation corridors.
16. Policy 3.1.14 – Land Development Regulations shall include site design standards to ensure compatibility with adjacent uses and to protect neighborhood scale and character through transition zones, bulk, massing, and height restrictions.
17. Policy 3.2.14 - The City has established and will continue to implement design guidelines through the Planning and Development Department that will encourage development and redevelopment of the City's major office and commercial activity centers as pedestrian places (e.g., signage, landscaping, public art, public spaces).
18. Policy 3.2.15 – The City shall where feasible, increase open space in site designs beyond what is currently specified by Zoning Code through site design techniques (e.g., clustering of structures), in order to promote a park-like quality in non-residential developments.
19. Policy 3.2.27 - Compatibility of new non-residential developments or high density residential developments with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including

but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following:

- a. A scale transition.
- b. When developing mixed uses, residential uses shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible.
- c. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

20. Policy 3.4.1 – The City shall encourage new development that cannot be connected to and is not a logical extension of existing neighborhoods to incorporate urban development characteristics as defined in this element. Such development should place homes, jobs, schools, shopping and recreation in close proximity and should be linked with downtown Jacksonville and other important destinations by public transit.
 21. Policy 3.4.2 – The City shall encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to facilitate such development through regulatory measures.
 22. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
 23. Policy 4.1.10 - Where appropriate, the Land Development Regulations shall be updated to promote mobility friendly site and building design and scale. These updates should accommodate site and building design and scale that is oriented towards creating a pedestrian, bicycle and transit friendly environment. Architectural and site design techniques should also be included in the updates to address walkable and bikeable communities.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. Allocation of residential land use.** This PUD does not include any residential development. Notwithstanding the foregoing, any residential development would be developed consistent with RPI – Urban Area residential density allocations under the 2045 Comprehensive Plan.

- D. **Internal compatibility.** The PUD contains limitations on the further uses permitted on the Property as well as a common development scheme. The Site Plan addresses pedestrian circulation within the Property. The final engineering plans will be subject to review and approval by the City Traffic Engineer.
- E. **External compatibility/Intensity of development.** The surrounding land uses and zoning designations include CGC/CCG-1 and MDR/RMD-D to the north (retail and apartments), LDR/RLD-60 to the south (single-family residential), CGC/CCG-1 to the east (a fast food restaurant and shopping center), CGC/CCG-1, RPI/CRO, and LDR/RLD-60 to the west (veterinarian office and single-family residential). The proposed PUD is compatible in both intensity and density with these surrounding land uses and zoning districts and will provide a variety of community uses to complement the surrounding residential.
- F. **Usable open spaces, plazas, recreation areas.** The PUD does not have a residential component, so additional recreation and open space are not required to meet the requirements set forth in the 2045 Comprehensive Plan. Accessory recreation and open space uses are allowed as ancillary to the principal use.
- G. **Impact on wetlands.** Any development that would impact wetlands will be permitted in accordance with local, state, and federal requirements.
- H. **Listed species regulations.** The Property is less than 50 acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** Unless otherwise agreed to by the Planning and Development Department and as modified in this PUD, the development of the Property will comply with the City's off-street parking, loading space and bicycle parking requirements as set forth in the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with City regulations.