

July 7, 2025

**EXHIBIT 3**

**WRITTEN DESCRIPTION**

**Cornerstone Classical Academy PUD**

**Zoning Summary:**

Current Land Use: RPI/LDR

Current Zoning District: PUD (2023-599-E)

Requested Land Use: RPI/LDR

Requested Zoning District: PUD

RE#: 163755-0020

Address: 2360 Saint Johns Bluff Road, Jacksonville, Florida 32246 (the "Property")

Property Acreage: 16.11 Acres

**Summary of Description of the PUD Plan:**

This PUD is filed to update the signage programming for the Property as a result of the conditions approved at Planning Commission inadvertently failing to be adopted into the PUD Ordinance 2023-599-E (the "2023 PUD"). Accordingly, this PUD generally adopts the 2023 PUD with new signage provisions.

The 2023 PUD included six (6) conditions. Conditions 1, 3, 4, 5, and 6 are hereby adopted by reference, with the sole clarification that the "Existing Monument Sign" identified on the Site Plan complies with Condition 1 and may be rebuilt or replaced in its current location, so long as it is not enlarged or moved further into the ROW. Condition 2 is no longer applicable and revised wall signage provisions are adopted in Section F.

Applicant originally filed for the 2023 PUD to facilitate improvements to the Cornerstone Classical Academy campus. This PUD carries over the development permitted in the 2023 PUD, which contemplated the following improvements:

- The intended plan of development will be to maintain the existing school's infrastructure on the north side of the property with the exception of a new soccer field that will require the removal of the existing portable buildings. Additionally, minor pavement and drainage improvements will be incorporated into the design to help facilitate traffic flow and drainage concerns. The southerly finger portion of the property, Phase I, will contain a proposed gymnasium and upper school building that will require new infrastructure to support the improvements. Phase II of the project will include a building expansion in the gym area and Fraser Road (60' Wide ROW) improvements to Cortez Road.

- Phase I Building Improvements – A new 50,000+ square foot high school building containing standard and specialty classrooms, administrative spaces, and a combined gymnasium/auditorium space. Minor interior renovations may be necessary to the existing buildings on campus. The gym facility may be permitted and built separately from the classroom building.
- Phase II Building and Road Improvements -An addition to the north of the gymnasium will be part of the Phase II improvements. The potential building pad will be ~16,700 square feet, with the option to make it multiple stories, for a max square footage of an additional 50,000 square feet. Potential programmatic elements, include but are not limited to, a practice gym, full commercial kitchen, cafeteria, additional classrooms and labs, and administrative offices.
- Phase III improvements - a connection to Cortez Road will be included in the overall design to help with traffic flow for the site. The road and drainage improvements will perform within the existing Fraser Road County Right-Of-Way (ROW) per the City and County standards. The road and drainage improvements will be approximately 1,000 linear feet and likely impact wetlands as part of the design. This third road connection will allow for better traffic flow in and out of the school facility and provide an additional entrance for first responders.
- A combination of existing and proposed fencing, buffering, landscaping and architectural features are provided to create this educational institutional development that complements the surrounding area. The 2023 PUD is a result of existing and proposed improvements for the site. The previous PUD approved in 1996 for a portion of the Property (the “1996 PUD”) was completed for the New Covenant Ministries (2361 Cortez Road, Jacksonville, Florida 32246). The 1996 PUD covered approximately 25.69 acres and the church has retained the Cortez portion of the property, approximately 9.58 acres west of the Cornerstone Classical Academy.

### Section A

Permitted uses and structures will include educational institutions for grades from Pre-kindergarten to 12<sup>th</sup> grade high school in four (4) existing structures and two (2) proposed structures that will include the upper division and a gymnasium. Other accessory uses customary to grade school educational campuses are also permitted on the Property. Based on our land use table calculations, the maximum coverage of buildings and structures will be 13.8%. This coverage percentage includes the future phase II building expansion. We are requesting a maximum height of the structures to be 60 feet above grade to accommodate vertical construction of a third story.

The impervious surface ratios for zoning PUD districts shall be the impervious surface ratios for uses similar to the proposed uses, as determined by the Director of the Planning and Development Department. For the determination of the ratio, we used the impervious surface ratio for the similar CRO district, which is 85%. Based on our existing and proposed improvements, the development will be at 62.5% or less. Please note, the ratio does not include the Fraser Road improvements in Phase III since it is considered an off-site improvement.

## Section B

Historically, the property was developed in the mid 1970's with the old sanctuary construction being completed in 1977. The land was described as undeveloped and largely low-lying swamp land. The 2023 PUD grandfathered the existing buildings and permitted additional structures on the campus which are also conceptually depicted in the Site Plan.

Landscaping will meet Part 12 of the City's Land Development Code except for Sec. 656.1216. The Applicant is requesting a reduction of five (5) feet from the ten (10) feet required in Sec. 656.1216. Considering the southern finger portion of the property where the upper division and gym are located, adjacent to the east and west property lines, the existing features include a dense natural landscape buffer. This PUD requests to reduce the required uncomplimentary buffer distance from ten (10) feet to five (5) feet. Within the requested five (5) foot buffer, the Applicant will provide a six (6) foot opaque fence to ensure the intent of the uncomplimentary buffer is achieved.

Off-street parking is being proposed for a total of 268 spaces, which will support full-time staff, temporary visitors, and deliveries to the school. The 2023 PUD included an additional sixteen (16) parking spaces.

## Section C

The team for the project includes the following:

**Owner - Cornerstone Classical Academy, Lindsay R. Hoyt - President**

**Architect - Rowe Architects, Steve Williams, AIA**

**Civil Engineer - Priority Engineering, Kirt M. Andersen, PE**

**Construction Manager - PMSI, Inc., Andrew Stanton**

**Project Agent – Driver, McAfee, Hawthorne & Diebenow, PLLC**

### Development Data:

- Property Acreage: 16.11 Acres
- Active Recreation: 2.30 Acres
- Other Land Use: 3.80 Acres
- Max Bldg Coverage: 97,000 SF (includes Phase II Expansion)
- Fraser Road ROW (Phase II): 1.1 Acres

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## Section D

The anticipated construction duration is twelve (12) months for Phase I of this project and the school would like to be open for the 2025 fall enrollment for the upper division. With the above information as a general schedule, construction would need to start in the winter of 2024, if not earlier. Final construction will need to be completed no later than the summer of 2025. Notwithstanding these estimates, development may occur at any time on the Property so long as such activities otherwise conform to this PUD and the Site Plan.

## Section E

The owner of the development, Cornerstone Classical Academy, will be solely responsible for the operation and maintenance of all non-public facilities within the scope of this PUD. The property will be operated and maintained to the standards for a public charter school.

## Section F

### PUD Conformance

Description of Use - This proposed Cornerstone Classic Academy PUD meets the intent and standards for PUDs as described in the City of Jacksonville zoning code. The proposed expansions approved in the 2023 PUD will complement the existing educational facilities as well as the surrounding uses.

Permitted Accessory Uses and Structures - Consistent with the Future Land Use Map (FLUMS) of the 2045 Comprehensive Plan. The western half of the parcel is Low Density Residential (LDR) and the eastern half is Residential Professional Institutional (RPI), both of which allow for educational institutional uses. The surrounding existing zoning is CRO (Commercial, Residential, and Office) and RLD-60 (Residential Low-Density-60).

Ingress, Egress and Circulation - Currently, the school is operating with two access points to Saint Johns Bluff Road that is a divided road with a median separator with dedicated left and right turn lanes into the main entrance of the property. The proposed queuing plan provides over 9,700 linear feet of stacking for student drop off (5,035 LF Lower Division & 4,773 LF Upper Division). A methodology meeting with the City of Jacksonville has been completed. Student drop off will be managed during peak hours with cones, signs, and attendants to keep traffic flowing and stacking properly. Exiting traffic queuing has not been included in the 9,700 linear feet allowing an additional space queuing after.

### Signage –

1. Monument Signage: Consistent with Condition 1 adopted in the 2023 PUD, one double-sided or two single-sided monument signs, not to exceed a maximum of 160 square feet, shall be allowed along St. Johns Bluff Road.

Currently, the Existing Monument Sign complies with this condition and may be rebuilt or replaced in its current location, so long as it is not enlarged or moved further into the ROW. The Existing Monument Sign is a 16-feet long and 10-feet tall two-sided sign that extends over the property line approximately 4.4 feet and is 6 feet from the edge of the Jacksonville City ditch.

2. Wall Signage: Both existing and proposed wall signage conceptually depicted in the Site Plan is permitted. Additionally, all other buildings are permitted one illuminated or non-illuminated wall sign per building, not exceeding twenty-four square feet.
3. Wayfinding Signage: Context appropriate wayfinding signage is permitted throughout the campus and may be externally illuminated.
4. Any additional signage consistent with Part 13 for an institutional use located in a commercial zoning district is permitted.

**Recreation and Open Space** - A new two-acre soccer field will be added to the two existing playground areas. The existing portable classrooms will be removed in order to make room for the official size soccer field area.

**Storm Water Management** - Construction of storm water management ponds will be in compliance with the Environmental Resource Permit requirements of the Saint John's River Water Management District and all other local, state, and federal requirements.

**Utilities** - The existing property is currently being served by a public water main and sanitary sewer. A water main extension will be extended to the new buildings for both fire and domestic use. An existing lift station and a sanitary extension of the existing gravity system will be constructed to support the new buildings. The water and sanitary sewer will be provided by the Jacksonville Electric Authority (JEA).

**Wetlands** - The property will be developed in accordance with the Environmental Resource Permit requirements of the Saint John's River Water Management District, US Army Corp of Engineers, and all other local, state, and federal requirements. The wetlands on site are not being impacted in Phase I. In order to build the Fraser Road in Phase II, a wetland impact and permitting will be required.

**Phasing** - The project will be constructed in phases to address budgets, student demands, financial availability and needed expansion. Phase I will include the Upper Division and Gymnasium buildings, as well as the supporting infrastructure. Phase II will include the future expansion within the Gymnasium area, vertical

expansion of the existing buildings, and the construction of the Fraser Road improvements. Despite these phases, any part of the Property may be developed at any time in conformance with the Site Plan.

Summary- It is our belief that this PUD will complete the educational campus and complement the surrounding neighborhood without depreciation of property values. Cornerstone Classical Academy provides high quality PreK-12 education to the residents of Jacksonville and is an active contributor to the social and economic vitality of the community. The new facilities planned in this PUD application will allow Cornerstone to expand its impact on the lives of young people by providing a full prekindergarten through 12<sup>th</sup> grade education.

## EXHIBIT F

### Land Use Table

Total gross acreage	<u>16.11</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u>      </u> Acres	<u>      </u> %
Total number of dwelling units	<u>      </u> D.U.	
Multiple family	<u>      </u> Acres	<u>      </u> %
Total number of dwelling units	<u>      </u> D.U.	
Commercial	<u>10.01</u> Acres	<u>62.5</u> %
Industrial	<u>      </u> Acres	<u>      </u> %
Other land use (Hospital and related uses)	<u>3.80</u> Acres	<u>23.2</u> %
Active recreation and/or open space	<u>2.30</u> Acres	<u>14.3</u> %
Passive open space	<u>      </u> Acres	<u>      </u> %
Public and private right-of-way	<u>      </u> Acres	<u>      </u> %
Maximum coverage of buildings and structures	<u>97,000</u> Sq. Ft.	<u>13.8</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.