

**WRITTEN DESCRIPTION**  
**Barkoskie Road School**  
**May 19, 2020**

**I. PROJECT DESCRIPTION**

The fee simple owners of the real properties identified in the attached Exhibit A, RE# 158959-0000 the (“Property”), which contains approximately .84 acres is currently zoned CO and designated RPI on the FLUM’s. The owners of the Property have agreed to permit a buyer the ability to rezone the property for future use as a school. The rezoning of this property will permit the conversion of the existing daycare building into a school for children with special needs. The parcel is adjacent to and a complimentary use to the existing schools and houses of worship located on the corners of the intersection of Loretto/Greenland Road and Old St. Augustine Road.

The Property is located within a commercial node, anchored by the development of a new Gate Automated Car Wash on the northeast corner of Old St. Augustine and Barkoskie, office condominiums to the northwest, zoned CRO, and St. Joseph’s School to the southwest. The PUD is intended to permit the use as a school, without the need to comply with the standard two-acre lot area that is required. Further, the PUD will legitimize the existing non-conforming landscape areas of the parking lot, promoting the continued use of the improvements that exist on the site. Again, the rezoning contemplated herein is not intended to dramatically increase the intensity or allowable uses for this parcel. The intended purpose of the rezoning is a school, limited to 75 students, or less as prescribed by the Fire Marshall in the existing building. In effect this PUD is a hybrid of the Commercial Office (CO) and Commercial Residential Office (CRO) zoning districts, but severely reduces the allowable uses of either of these base districts and does not permit any residential use.

As would be expected, uses in proximity cater to the commuting public, offering convenience and services that would be typical at such an intersection. The property possesses approximately 200 feet of frontage along Old St. Augustine Road and extends northeast onto Barkoskie Road for about 149 feet. All properties abutting the subject Property to the north, east and south are designated CGC/PUD (Car Wash), RPI/CRO, PBF/PBF-2. The only immediate adjacent developed parcel is the Catholic Center to the south, owned by the Diocese of St. Augustine.

The applicant has utilized the professional services of Mr. L. Charles Mann in preparing this PUD request. No other professionals have yet been engaged. The Property is fully developed, and the future owner is proposing no new construction. The property has no significant or unique characteristics, variation of elevations or natural features worth noting.

It is appropriate to utilize such zoning tools to permit operation of commercial activities while maintaining the quality of a commercial corridor and reducing the overall intensity of such commercial thoroughfares. The implementation of this PUD would further the goals, objectives and policies of the plan.

**The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as an Institutional/ Professional development. This development will be developed in consonance with the goals and objectives of the RPI Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the owner to commence the intended use as a school, using the existing building and improvements immediately after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.**

## **II. USES AND RESTRICTIONS**

The Property may be further divided or developed as depicted on the attached site plan (Exhibit E) dated April 23, 2020 (the “Site Plan,”) which is incorporated herein by this reference.

### *A. Permitted Uses:*

- (1) Medical and dental office or clinics (but not hospitals).
- (2) Professional and business offices.
- (3) Schools or Day Care Facilities
- (4) Vocational, trade or business schools.
- (5) Libraries, museums and community centers.
- (6) Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
- (7) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a standalone structure not exceeding 4,000 square feet.
- (8) Hospice facilities.

*B.* Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

*Permissible Uses:* No other uses shall be permitted or permissible

## **III. DEVELOPMENT STANDARDS**

### *A. Dimensional Standards.*

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 10,000 square feet

Lot Width – minimum of 100 feet

Yards -

Front: 20 feet

Side: 5 feet

Rear – N/A

2. *Maximum parcel or sub-parcel coverage by all buildings and structures: 60%*
3. *Maximum height of structures: Thirty-Five (35) feet.*

*B. Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

*C. Signs.*

1. The number, location size and height of signage to be located on the property shall be as follows:

One double faced monument sign not to exceed (24) twenty-four square feet in area and (12) twelve feet in height may be permitted along Old St. Augustine Road.

*Illumination:* external illumination only.

*D. Site Design and Landscaping.*

1. The existing building and site were developed in 1987 and therefore predate many substantial revisions or additions to Part 12 of the Zoning Code. Therefore, all existing site design matters, including buffers, access, parking, loading and landscaping shall be deemed to be compliant, unless the property is redeveloped, requiring the razing of the existing building, or an addition is proposed; Which would mandate compliance with all of the current standards of Part 12 of the Zoning Code, consistent with Section 656.1209, Zoning Code. As it is the applicant's intent to maintain the site in its current configuration, any revisions at this time would severely limit the use of the property.
2. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. More specifically, sag lenses, drop lenses and convex lenses are prohibited. Furthermore, all lighting poles will not exceed 15 feet and will utilize metal halide, compact fluorescent or LED bulbs.

E. *Building Orientation*

1. *General:*

Again, the applicant intends to utilize the existing building and site, without improvement. Currently, the building is located away from the intersection, acting as a buffer to the residentially designated properties lying further to the east. Should the applicant desire to raze and redevelop the site, the imposition of the current Zoning regulations would be imposed, and the building would be required to meet the setbacks prescribed herein

F. *Parking*

1. 21 Parking spaces exist on the property and will be maintained for use by the school, in the existing building.
2. Landscaping of the parking area will be unchanged from the current configuration, unless and until such time as the building is either razed or altered beyond 50 percent of the current valuation.

**IV. 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 rezoning is a reasonable manner by which to permit the reuse of an existing property within a commercial node, avoiding redevelopment and the creation of new externalities upon the adjoining properties.

The proposed zoning will act as a logical development plan, permitting the continued use of the property as a school, along the Old St. Augustine Road corridor, being consistent with the types of institutional uses which extend along that portion of this roadway. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan, and affording the imposition of the strict letter of the current regulation upon the demolition of the primary structure. The project seeks to permit supportive uses to the area and maintain the existing character to reduce externalities that would be associated with the redevelopment of the property and more intensive commercial uses. This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are broad based and cannot be subject to generalized site plans;

Represents an appropriate intensity for limited commercial use located along Old St. Augustine Road and proximate to the interchange with I-295. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established uses and a sustainable and desirable development pattern on an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. FLUE Objective 1.1
2. FLUE Policy 1.1.22
3. FLUE Objective 3.2
4. FLUE Policy 3.2.7
5. FLUE Objective 6.3

## **V. SUCCESSORS IN TITLE**

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

## **VI. PUD REVIEW CRITERIA**

- A. *Consistency with Comprehensive Plan.* The Property is designated RPI pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (intensity) proposed in the PUD would be consistent with this designation as well as the established uses in the vicinity.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/ Mobility System.
- C. *Allocation of Residential Land Use.* No residential use is intended for this PUD.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is currently available from Barkoskie Road and Old St. Augustine Road. Any revisions to these driveways will necessitate the review and approved of the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The addition of the limited commercial uses identified in the PUD are similar to, or less intensive than the activities occurring on properties in close proximity.
- F. The development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will foster an inward approach to this development. The uses are consistent with the character of the area along Old St. Augustine Road.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.

- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* The existing parking areas will be utilized. Loading and unloading can be accommodated in the parking areas.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.