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 - ~~b. Typical monument signage identifying the "LIVE OAK MANOR" neighborhood shall be installed at the corner of St. Elmo Drive and the new two-way public road. The design, location and orientation shall be approved by the City and the Live Oak Manor Neighborhood Association.~~
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(A) The development shall be subject to the Transportation Planning Division memorandum dated November 30, 2018, or as otherwise approved by the Planning and Development Department.


(B) Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

(C) The Episcopal School of Jacksonville (ESJ) has agreed to incorporate the following terms and conditions, with all work to be completed at the sole cost and expense of ESJ:

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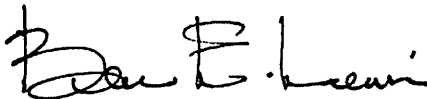
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There was one speaker who had concerns about the revisions to the conditions. There was much discussion among the Commissioners about the intent of the current PUD conditions concerning the flow of traffic during school hours.

| | |
|---------------------------|--------|
| Planning Commission Vote: | 5-0 |
| Alex Moldovan, Chair | Aye |
| Ian Brown, Vice Chair | Aye |
| Jason Porter, Secretary | Absent |
| Marshall Adkison | Aye |
| Daniel Blanchard | Aye |
| Jordan Elsbury | Absent |
| Joshua Garrison | Absent |
| David Hacker | 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

Applicant agrees to the following conditions, as modified, for Ordinance 2023-0075:

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- ~~10.8. Any building to be constructed at the intersection of Munnerlyn Drive and St. Elmo Drive shall be designed so that the primary vehicle access shall be from Munnerlyn Drive, and a right only exit shall be permitted onto St. Elmo Drive.~~

March 13, 2023

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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-0075 TO
PLANNED UNIT DEVELOPMENT

MARCH 9, 2023

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 **2023-0075** to Planned Unit Development.

Location: 1362 St Elmo Drive
Between Atlantic Boulevard and Hart Bridge Expy

Real Estate Number(s): 129524-0000; 129534-0000; 129693-0000;
129467-0000; 129629-0000; 129512-0010;
129688-0020

Current Zoning District: Residential Low Density-60 (RLD-60)
Planned Unit Development (PUD 18-759)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)
Public Buildings and Facilities (PBF)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: Steve Diebenow, Esq.
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: The Episcopal School of Jacksonville
4455 Atlantic Boulevard (SR 10)
Jacksonville, Florida 32207

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2023-0075** seeks to rezone approximately 43.81 acres of land from PUD and RLD-60 to PUD. The rezoning to PUD is being sought allow for an additional property at 1471 St. Elmo Drive to be added to the Episcopal School, as well as two

new buildings to be built and accounted for on the schools site plan. These buildings are shown on the site plan as buildings 32 (Ceramics Building) and 42 (Science and Student Life Building).

The previous PUD Ordinance (2018-0759) was approved with the Following Conditions:

- (1)** The development shall be subject to the Transportation Planning Division memorandum dated November 30, 2018, or as otherwise approved by the Planning and Development Department.
- (2)** Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.
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The Planning Department has reviewed the enacted ordinances and determined that the conditions should not be removed with the new PUD.

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.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. This PUD is filed to include newly acquired property at 1471 St. Elmo Drive (RE 129534-0000) in the PUD, allow for the St. Elmo Drive sidewalk to be located outside the right-of-way, and to reflect now existing and anticipated campus improvements.

Zoning application Ordinance 2023-0075 has land use designations of Public Building Facilities (PBF), Residential/Professional/Institutional (RPI), and Low Density Residential LDR) in the Urban Development Area. The 43.81-acre subject site is located at 1362 St Elmo Drive, north of Atlantic Boulevard and east of the Hart Bridge Expressway.

The Planned Unit Development rezoning is requesting that the new property at 1471 St. Elmo Drive be used for administrative school uses and/or residential uses.

According to the Future Land Use Element (FLUE), PBF is a broad land use category intended to accommodate major public use or community service activities. Examples of uses permitted in this category include schools, aviation, hospitals, medical clinics, and nursing homes.

RPI in the Urban Area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited Commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicle Miles Traveled. Some permitted uses in the RPI land use category include institutional uses, restaurants, and business and professional office uses

LDR in the Urban Area is intended to provide for low density residential development. While residential uses are the primary intent of this category, other secondary uses may be permitted including libraries, home occupations, and churches and places of worship.

The site plan provided with the PUD Zoning application, Ordinance 2023-0075, is consistent with the RPI, PBF, and LDR land use categories. However, the PUD Written Description lists the following uses that are not permitted in areas designated as LDR: Colleges and universities; Private clubs; Art galleries and museums; Homes for the aged or orphans, including professional offices associated therewith and similar uses; Nursing homes; Medical offices, medical clinics and pharmacies; and Hospice facilities. Therefore, the PUD Written Description should be revised to clarify these uses are not allowed in the LDR land use category to ensure consistency with the 2030 Comprehensive Plan.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later

in this report.

(3) 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): Residential Professional Institutional (RPI) and Public Buildings and Facilities (PBF), 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:

FLUE 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.

FLUE Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE Goal 3 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.

The subject property is located within an area that falls within the jurisdiction of the Manatee Protection Plan Boat Facility Siting Zone. According to the Boat Facility Siting Zones of the Manatee Protection Plan, The St Johns River is an acceptable with conditions zone and allows for construction of 5 boat slips per 100 linear feet of shoreline owned. Permits must be approved by the Florida Department of Environmental Protection and the St. Johns River Water

Management District. Currently there are no boat facilities on the campus. The rowing facility is located at another location. CCME Policy 10.1.1 The location of future boat facilities shall be consistent with the recommendations within the Future Land Use Element and the Recreation and Open Space Element of the 2030 Comprehensive Plan, as well as any Vision Plan, and any other special study or plan adopted by the City, such as the Boat Facilities Siting Plan located in the MPP.

(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 a school development. 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 with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The existing campus has several areas of natural open space, recreational fields and plazas. The written description and site plan do show a new building on an open field that currently exists, however there is still a large amount of open space remaining throughout the overall campus property.

The treatment of pedestrian ways: There is an internal system of walkways and paths connecting the various buildings and facilities. There is no proposed change to these walkways.

Traffic and pedestrian circulation patterns: The addition of the new property and new buildings will not alter the existing pedestrian and traffic patterns existing in the campus today.

(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:

The type, number and location of surrounding external uses: The existing school is located in an area adjacent to single family residential. The uses in the PUD are consistent with the existing school and include administration buildings, classrooms, theater and recreational facilities. Six former residential dwellings on St. Elmo Drive have already been converted to administrative offices for the school, but have retained their residential character to blend with the existing residential across the street. The additional property on St Elmo Drive will remain in its residential character as the previous conversions have.

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 | St. Johns River | | |
| South | RPI | CRO | Ramp for Hart Expressway |
| | CGC | PUD (09-668) | Racetrac filling station |
| East | LDR | RLD-60 | Single family dwellings |
| West | PBF | PBF-1/2 | Hart Expressway |

(6) Intensity of Development

The proposed development is consistent with the LDR, RPI and PBF functional land use categories as an institutional use.

(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.

(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 with a minimum of 496 parking spaces, including 7 bus spaces, however no maximum number of spaces is required according to the Written Description.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan, including the existing sidewalks along Atlantic Boulevard and St Elmo Drive.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 2, 2023 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 **2023-0075** be **APPROVED with the following exhibits:**

1. The **Original** legal description dated December 1, 2023
2. The **Revised** written description dated March 2, 2023
3. The **Original** site plan dated December 1, 2023

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0075** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

- 1.) **All Conditions from the previously enacted PUD 2018-0759 shall remain in place. Those conditions are as followed:**

(A)The development shall be subject to the Transportation Planning Division memorandum dated November 30, 2018, or as otherwise approved by the Planning and Development Department.

(B) Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

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8. ESJ shall routinely communicate with parents regarding the approved traffic route for accessing the campus, traffic safety, and consideration of the neighborhood. Copies of all such communications shall be supplied via email to the secretary of the Live Oak Manor Neighborhood Association.
9. At least one meeting annually, prior to the beginning of each school year, shall be hosted by ESJ with the neighborhood residents to discuss any upcoming events, new construction, or changes to the school operation and to address any ongoing concerns. Additional meetings, at the request of the Live Oak Manor

Neighborhood Association, or at the request of ESJ, shall be scheduled as needed to address any concerns by either party. These meetings are to be held at a mutually agreeable time upon request by either party.

10. Any building to be constructed at the intersection of Munnerlyn Drive and St. Elmo Drive shall be designed so that the primary vehicle access shall be from Munnerlyn Drive, and a right-only exit shall be permitted onto St. Elmo Drive.

11. No permits shall be issued for construction of the information kiosk until the following work is completed:

a. A two-way public road shall be built to City standards from St. Elmo Drive to Live Oak Lane south of the proposed entry pavilion, as generally depicted on Revised Exhibit 5, attached hereto.

b. Typical monument signage identifying the "LIVE OAK MANOR" neighborhood shall be installed at the corner of St. Elmo Drive and the new two-way public road. The design, location and orientation shall be approved by the City and the Live Oak Manor Neighborhood Association.

c. At least two (2) off-duty Jacksonville Sheriff's Office officers shall be employed by ESJ to direct traffic during morning drop-off, afternoon pick-up, and during special events. This condition shall remain in place unless the middle school drop-off/pick-up site is permanently relocated to Munnerlyn Drive.

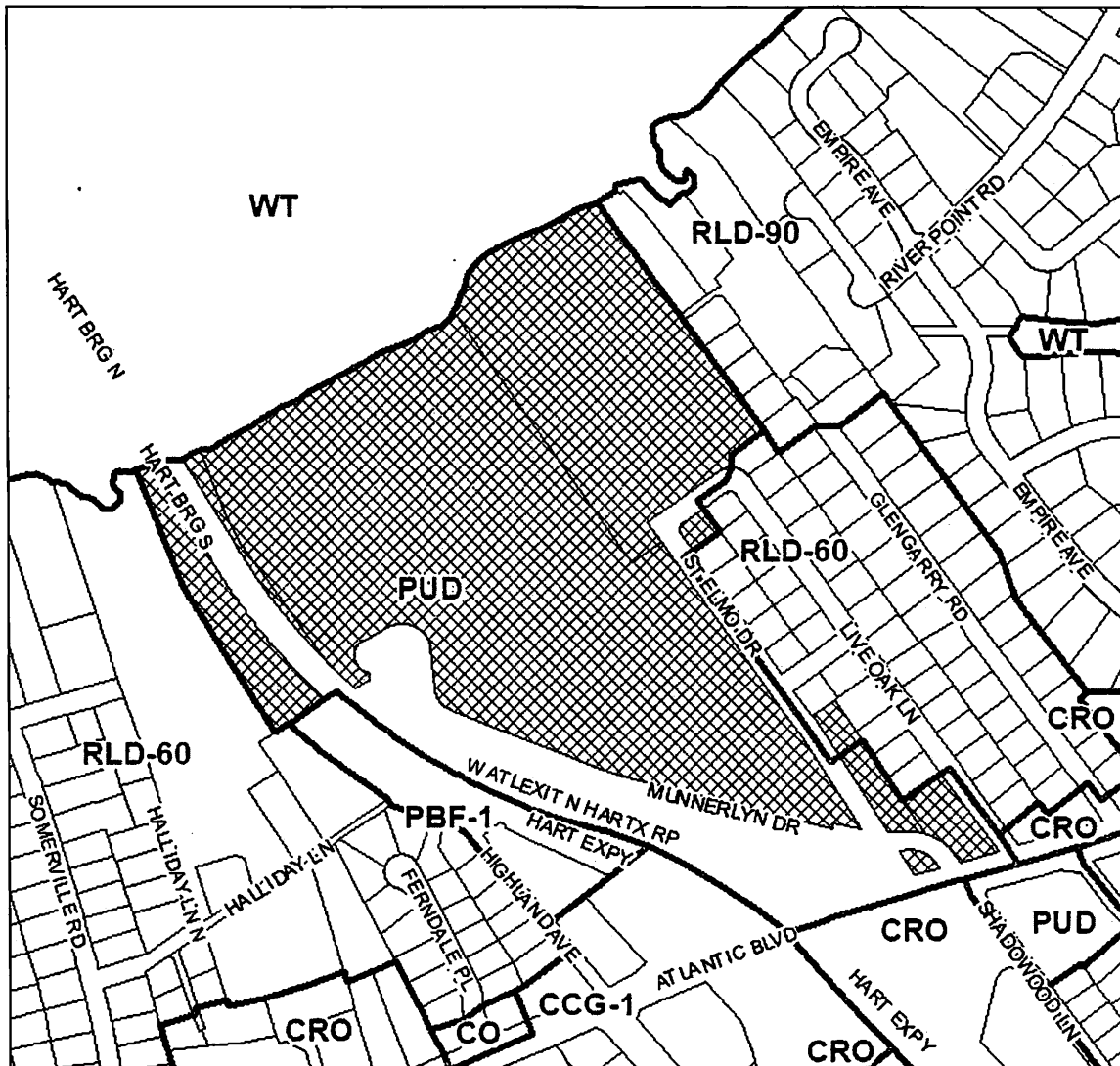
d. Approval shall be sought to prohibit right turns on red from Atlantic Boulevard onto St. Elmo Drive, and to install "NO RIGHT TURN ON RED" signage for the traffic light at the intersection of Atlantic Boulevard and St. Elmo Drive. This condition shall be considered satisfied at such time as ESJ requests the signage and no cause of action for enforcement of this condition shall arise should approval not be granted.



Aerial View



View of 1471 St. Elmo Drive



| | | |
|---|--|---|
| <p>REQUEST SOUGHT:</p> <p>FROM: RLD-60 & PUD</p> <p>TO: PUD</p> | <p>LOCATION MAP:</p> | <p>COUNCIL DISTRICT:</p> <p>1</p> |
| <p>ORDINANCE NUMBER</p> <p>ORD-2023-0075</p> | <p>TRACKING NUMBER</p> <p>T-2022-4671</p> | <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p> |

Legal Map

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2023-0075 **Staff Sign-Off/Date** CMC / 01/27/2023

Posting Date 02/08/2023 **Number of Signs to Post** 20

Clearing Dates:

1st City Council 03/14/2023 **Planning Commission** 03/09/2023

Land Use & Zoning 03/21/2023 **2nd City Council** N/A

Neighborhood Association HARBOR OAKS AT ST. NICHOLAS; LIVE OAK MANOR NEIGHBORHOOD AS

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4671

Application Status FILED COMPLETE

Date Started 12/01/2022

Date Submitted 12/01/2022

General Information On Applicant

Last Name **First Name** **Middle Name**

DIEBENOW STEVE

Company Name

Mailing Address

ONE INDEPENDENT DRIVE, STE. 1200

City **State** **Zip Code**
JACKSONVILLE FL 32202

Phone **Fax** **Email**
9043011269 9043011279 SDIEBENOW@DRIVERMCAFFEE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name **First Name** **Middle Name**

N/A N/A

Company/Trust Name

EPISCOPAL SCHOOL OF JACKSONVILLE, INC.

Mailing Address

4455 ATLANTIC BOULEVARD

City **State** **Zip Code**
JACKSONVILLE FL 32207

Phone **Fax** **Email**

Last Name **First Name** **Middle Name**

N/A N/A

Company/Trust Name

THE RECTOR, WARDENS AND VESTRY OF ST. JOHNS PARISH, AT JACKSONVILLE, FLORIDA

Mailing Address

ONE INDEPENDENT DRIVE, STE 3300

City **State** **Zip Code**
JACKSONVILLE FL 32202

Phone **Fax** **Email**

Property Information**Previous Zoning Application Filed For Site?**

If Yes, State Application No(s) 2018-759, MINOR MOD 2021-19

| Map RE# | Council District | Planning District | From Zoning District(s) | To Zoning District |
|-----------------|------------------|-------------------|-------------------------|--------------------|
| Map 129524 0000 | 1 | 2 | PUD | PUD |
| Map 129534 0000 | 1 | 2 | RLD-60 | PUD |
| Map 129693 0000 | 1 | 2 | PUD | PUD |
| Map 129467 0000 | 1 | 2 | PUD | PUD |
| Map 129629 0000 | 5 | 2 | PUD | PUD |
| Map 129512 0010 | 1 | 2 | PUD | PUD |
| Map 129688 0020 | 1 | 2 | PUD | PUD |

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

Existing Land Use Category**Land Use Category Proposed?**

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 43.81**Development Number****Proposed PUD Name EPISCOPAL SCHOOL OF JACKSONVILLE PUD****Justification For Rezoning Application**

THIS PUD IS FILED TO INCLUDE NEWLY ACQUIRED PROPERTY AT 1471 ST. ELMO DRIVE (RE 129534 0000) IN THE PUD, ALLOW FOR THE ST. ELMO DRIVE SIDEWALK TO BE LOCATED OUTSIDE THE RIGHT-OF-WAY, AND TO REFLECT NOW EXISTING AND ANTICIPATED CAMPUS IMPROVEMENTS.

Location Of Property**General Location**

NORTH OF ATLANTIC BOULEVARD AND EAST OF HART BRIDGE EXPRESSWAY

| House # | Street Name, Type and Direction | Zip Code |
|---------|---------------------------------|----------|
| 1362 | ST ELMO DR | 32207 |

Between Streets

ATLANTIC BOULEVARD and HART BRIDGE EXPRESSWAY

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

- 1) Rezoning Application's General Base Fee: \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof
43.81 Acres @ \$10.00 /acre: \$440.00
- 3) Plus Notification Costs Per Addressee
80 Notifications @ \$7.00 /each: \$560.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$3,269.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

December 1, 2022

RE # 129512-0010 (PUD 2018-0759-E)

BEING A PART OF SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, ALSO A PORTION OF THOSE LANDS DESCRIBED IN DEED BOOK 519, PAGE 187, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY CORNER OF LOT 12 AS SHOWN ON THE PLAT OF LIVE OAK MANOR. AS RECORDED IN PLAT BOOK 20, PAGE 86, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF LIVE OAK LANE, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY, RUN THENCE SOUTH S4 DEGREES 05 MINUTES 23 SECONDS WEST, A DISTANCE OF 130.38 FEET; THENCE SOUTH 35 DEGREES S4 MINUTES 37 SECONDS EAST, A DISTANCE OF 234.98 FEET MORE OR LESS TO THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (COUNTY ROAD NO. 2, STATE ROAD NO. 10), AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY; THENCE NORTH 75 DEGREES 40 MINUTES 211 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD A DISTANCE OF 55.12 FEET TO THE P.C. OF CURVE; SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 6817.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE AND SAID NORTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 15.01 FEET MORE OR LESS TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF LIVE OAK LANE, AFOREMENTIONED SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75 DEGREES 17 MINUTES 08 SECONDS EAST, CHORD DISTANCE OF 15.01 FEET; THENCE NORTH 35 DEGREES 54 MINUTES 37 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LIVE OAK LANE, A DISTANCE OF 2115.99 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART OF A CERTAIN 60 FOOT ROADWAY DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2934, PAGE 854.

RE # 129693-0000 (PUD 2012-0425-E)

LOT 8, LIVE OAK MANOR, UNIT NO. 2, AS RECORDED IN PLAT BOOK 21, PAGE 18, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

(PUD 1997-0384-E)

PARCEL 1

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL, STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9, HIGHLAND PLACE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 87, CURRENT PUBLIC RECORDS, DUVAL COUNTY,

FLORIDA.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY A FEE SIMPLE INTEREST IN AND TO 18 RECTANGULAR PARCELS OF LAND FOR PIER FOOTINGS SUPPORTING AN ELEVATED VEHICULAR ROADWAY, THE CENTERLINE OF WHICH ROADWAY IS DESCRIBED AS BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PROPERTY, 20.22 FEET WESTERLY FROM THE SOUTHEASTERLY CORNER OF SAID PROPERTY; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,762.95 FEET, A DISTANCE OF 519.38 FEET TO THE POINT OF TANGENCY; THENCE NORTH 31 DEGREES 34 MINUTES 15 SECONDS WEST A DISTANCE OF 225 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY HIGH WATER MARK OF THE ST. JOHNS RIVER BEING THE NORTHERLY LINE OF THE FEE PARCEL.

THE PARCELS FOR SAID PIER FOOTINGS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID ROADWAY CENTERLINE 53.88 FEET NORTHERLY OF SAID SOUTHERLY PROPERTY LINE AND THENCE AT THAT POINT AND NORTHERLY AT INTERVALS OF 59 FEET BETWEEN THE INTERSECTION OF PARCEL CENTERLINES WITH SAID ROADWAY CENTERLINE TEN PARCELS (FIVE ON EACH SIDE OF SAID CENTERLINE), THE GEOMETRIC CENTERS OF WHICH PARCELS LIE 17.25 FEET NORTHEASTERLY AND SOUTHWESTERLY, MEASURED RADially, FROM SAID ROADWAY CENTERLINE, EACH PARCEL MEASURING 9 FEET PARALLEL AND 9 FEET PERPENDICULAR TO SAID PARCEL CENTERLINES, EACH PARCEL CONTAINING 81 SQUARE FEET; THENCE NORTHERLY 59 FEET TO THE INTERSECTION OF SAID ROADWAY CENTERLINE WITH THE CENTERLINE OF A PAIR OF PARCELS WHOSE GEOMETRIC CENTERS LIE 16.5 FEET NORTHEASTERLY AND SOUTHWESTERLY, MEASURED RADially, FROM SAID ROADWAY CENTERLINE, EACH PARCEL MEASURING 16 FEET PARALLEL AND 13 FEET PERPENDICULAR TO THE CENTERLINE OF THE PARCELS, EACH PARCEL CONTAINING 208 SQUARE FEET; THENCE NORTHERLY 101 FEET TO THE INTERSECTION OF SAID ROADWAY CENTERLINE WITH THE CENTERLINE OF A PAIR OF PARCELS WHOSE GEOMETRIC CENTERS LIE 16.5 FEET NORTHEASTERLY AND SOUTHWESTERLY, MEASURED RADially, FROM SAID ROADWAY CENTERLINE, EACH PARCEL MEASURING 17.5 FEET PARALLEL AND 17.5 FEET PERPENDICULAR TO THE CENTERLINE OF THE PARCELS, EACH PARCEL CONTAINING 306.25 SQUARE FEET; THENCE NORTHERLY 100 FEET TO THE INTERSECTION OF SAID ROADWAY CENTERLINE WITH THE CENTERLINE OF A PAIR OF PARCELS WHOSE GEOMETRIC CENTERS LIE 16.5 FEET NORTHEASTERLY AND SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID ROADWAY CENTERLINE, EACH PARCEL MEASURING 16 FEET PARALLEL AND 15 FEET PERPENDICULAR TO THE CENTERLINE OF THE PARCELS, EACH PARCEL CONTAINING 240 SQUARE FEET; THENCE NORTHERLY 100 FEET TO THE INTERSECTION OF SAID ROADWAY CENTERLINE WITH THE CENTERLINE OF A PAIR OF PARCELS WHOSE GEOMETRIC CENTERS LIE 16.5 FEET NORTHEASTERLY AND SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID ROADWAY CENTERLINE, EACH PARCEL MEASURING 16 FEET PARALLEL AND 19 FEET PERPENDICULAR TO THE CENTERLINE OF THE PARCELS, EACH PARCEL CONTAINING 304 SQUARE FEET.

IN ADDITION, A FEE SIMPLE INTEREST IN AND TO A TRIANGULAR PARCEL OF LAND FOR A

PORTION OF A PIER FOOTING SUPPORTING SAID VEHICULAR ROADWAY AND FOR A PORTION OF AN ELECTRICAL SUBSTATION, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE ABOVE-DESCRIBED PROPERTY, THENCE ALONG THE SOUTHERLY LINE OF SAID FEE PARCEL, PREVIOUSLY RECORDED AS BEARING SOUTH 55 DEGREES 55 MINUTES WEST, A DISTANCE OF 35.7 FEET TO A POINT; THENCE NORTHEASTERLY, A DISTANCE OF 36 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE ABOVE DESCRIBED PROPERTY; THAT IS 9.1 FEET NORTHERLY FROM THE POINT OF BEGINNING AS MEASURED ALONG SAID EASTERLY LINE, THENCE ALONG SAID EASTERLY LINE, PREVIOUSLY RECORDED AS BEARING SOUTH 39 DEGREES 10 MINUTES EAST A DISTANCE OF 9.1 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 158 SQUARE FEET, MORE OR LESS.

PARCEL 2

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS:

PART OF THE R. HOGAN GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE SUBDIVISION KNOWN AS LIVE OAK MANOR, UNIT NO. 2 AS PLATTED AND RECORDED IN PLAT BOOK 21 PAGE 18 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WITH THE WESTERLY LINE OF A PRIVATE DRIVEWAY KNOWN LOCALLY AS ELMO STREET, RUN THENCE SOUTH 55 DEGREES 59 MINUTES 22 SECONDS WEST LONG THE SOUTH LINE OF SAID LIVE OAK MANOR UNIT NO. 2, 118.74 FEET TO A PERMANENT REFERENCE MONUMENT; RUN THENCE SOUTH 56 DEGREES WEST ALONG THE SOUTH LINE OF PROPERTY DESCRIBED IN DEED BOOK 2, PAGE 378, CURRENT PUBLIC RECORDS, A DISTANCE OF 266.26 FEET TO A POINT; RUN THENCE EASTERLY TO A POINT ON THE WESTERLY LINE OF THE PRIVATE DRIVEWAY, KNOWN AS ELMO STREET WHICH IS 430 FEET SOUTHERLY FROM THE POINT OF BEGINNING, AS MEASURED ALONG THE WESTERLY LINE OF ELMO STREET; RUN THENCE NORTHERLY ALONG THE WESTERLY LINE OF ELMO STREET 430 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 1.90 ACRES, MORE OR LESS.

PARCEL 3

THAT PORTION OF HIGHLAND AVENUE COUNTY ROAD NO. 299, LYING BETWEEN THE NORTHERLY RIGHT OF WAY OF HALLADAY LANE, COUNTY ROAD NO. 1133, AND THE SOUTHERLY BANK OF THE ST. JOHNS RIVER ALL LOCATED WITHIN THE REUBEN HOGAN GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AS CLOSED AND ABANDONED BY RESOLUTUION OF COUNTY COMMISSIONERS ADOPTED AUGUST 13, 1968 AND RECORDED IN OFFICIAL RECORDS VOLUME 2908, PAGE 55, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

PARCEL 4

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS:

PART OF THE R. HOGAN GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED IN DEED BOOK 2, PAGE 378 AND DEED BOOK 2, PAGE 384, CURRENT PUBLIC RECORDS DUVAL COUNTY, FLORIDA.

EXCEPTING THEREFROM PART IN DEED BOOK T, PAGES 217 & 218 OF THE FORMER PUBLIC RECORDS DUVAL COUNTY, FLORIDA AND FURTHER EXCEPTING PART TAKEN BY THE JACKSONVILLE EXPRESSWAY AUTHORITY IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS VOLUME 2560, PAGE 576, CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA.

PARCEL 5

A TRACT OF LAND IN THE R. HOGAN GRANT, SECTION FORTY-TWO (42), TOWNSHIP TWO (2) SOUTH, RANGE TWENTY-SEVEN (27) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT A PERMANENT REFERENCE MONUMENT, LOCATED AT THE EXTREME WESTERLY CORNER OF LOT SEVEN (7), LIVE OAK MANOR UNIT NO. 2, ACCORDING TO THE PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 21, PAGE 18, AND RUN NORTHEASTERLY ALONG THE NORTHWESTERLY BOUNDARY OF SAID LIVE OAK MANOR UNIT NO. 2, AS FOLLOWS: FIRST COURSE, NORTH FIFTY-FOUR (54) DEGREES FOUR (4) MINUTES FORTY (40) SECONDS EAST, A DISTANCE OF ONE HUNDRED TEN AND SIXTY-ONE HUNDRETHS (110.61) FEET TO THE EXTREME NORTHERLY CORNER OF SAID LOT SEVEN (7); SECOND COURSE, NORTH THIRTY-FIVE (35) DEGREES FIFTY-TWO (52) MINUTES FIFTY (50) SECONDS WEST, A DISTANCE OF SIXTY (60.00) FEET TO A POINT; THIRD COURSE, NORTH FIFTY-FOUR (54) DEGREES SEVEN (7) MINUTES TEN (10) SECONDS EAST A DISTANCE OF TWO HUNDRED FORTY-FOUR AND THIRTY-FOUR HUNDRETHS (244.34) FEET TO A POINT OF CURVATURE; FOURTH COURSE, EASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF EIGHTY (80) FEET, A CHORD DISTANCE OF NINETY-SEVEN AND NINETY-EIGHT HUNDRETHS (97.95) FEET TO THE EXTREME WESTERLY CORNER OF LOT TWENTY-TWO (22), IN SAID LIVE OAK MANOR UNIT NO. 2, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH EIGHTY-EIGHT (88) DEGREES SEVEN (7) MINUTES FIFTY (50) SECONDS EAST; FIFTH COURSE NORTH FIFTY-FOUR (54) DEGREES SEVEN (7) MINUTES FORTY (40) SECONDS EAST ALONG THE NORTHWESTERLY BOUNDARY OF LOT TWENTY-TWO (22), A DISTANCE OF ONE HUNDRED EIGHTEEN AND FIFTY-EIGHT HUNDRETHS (118.58) FEET TO A POINT; RUN THENCE NORTH THIRTY-FIVE (35) DEGREES FIFTY-TWO (52) MINUTES FIFTY (50) SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY OF GLENCARRY UNIT 2, ACCORDING TO PLAT RECORDED IN SAID PUBLIC RECORDS IN PLAT BOOK 19, PAGE 86, A DISTANCE OF NINE HUNDRED THIRTY-FIVE (935) FEET, MORE OR LESS, TO THE WATERS OF THE ST JOHNS RIVER; RUN THENCE SOUTHWESTERLY ALONG SAID WATER, FOLLOWING THE MEANDERING OF SAME, A DISTANCE OF FIVE HUNDRED SIXTY (560) FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH THIRTY-FIVE (35) DEGREES NINETEEN (19) MINUTES ZERO (0)

SECONDS WEST FROM THE POINT OF BEGINNING; RUN THENCE SOUTHTHIRTY-FIVE (35) DEGREES NINETEEN (19) MINUTES ZERO (0) SECONDS EAST A DISTANCE OF EIGHT HUNDRED NINETY-THREE (893) FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PART PREVIOUSLY CONVEYED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 5634, PAGE 1280, CURRENT PUBLIC RECORDS DUVAL COUNTY, FLORIDA.

PARCEL 6

PARCEL A

A PART OF THE R. HOGAN GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 14, I.IVE OAK MANOR, UNIT NO. 2, RECORDED IN PLAT BOOK 21, PAGE 18; THENCE SOUTH 36°23'02" EAST 80.60 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 14 TO ITS MOST SOUTHERLY CORNER; THENCE SOUTH 49°40' WEST 6.69 FEET TO AN IRON AT THE MOST WESTERLY CORNER OF DEED BOOK 1211, PAGE 51; THENCE SOUTH 35°15'40" EAST 146.6 FEET TO THE MOST SOUTHERLY CORNER OF SAID DEED BOOK 1211, PAGE 51, MARKED BY AN IRON IN CONCRETE AND THE POINT OF BEGINNING; THENCE SOUTH 35°15'40" EAST 406.28 FEET TO AN IRON IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100.0 FOOT RIGHT-OF-WAY) THENCE ALONG THE SAID RIGHT-OF-WAY OF ATLANTIC BOULEVARD NORTH 75°23' EAST 105.10 FEET TO AN IRON; THENCE NORTH 36°10'20" WEST 274.47 FEET ALONG A FENCE TO AN IRON; THENCE SOUTH 52°48'40" EAST 50.0 FEET TO AN IRON; THENCE NORTH 36°10'20" WEST 86.0 FEET TO AN IRON; THENCE NORTH 52°48'40" WEST 50.0 FEET TO AN IRON; THENCE NORTH 36°10'20" WEST 86.0 FEET TO AN IRON; THENCE SOUTH 52°48'40" WEST 91.3 FEET TO THE POINT OF BEGINNING. BEING THOSE LANDS INTENDED TO BE DESCRIBED IN DEED BOOK 1051, PAGE 10, EXCEPT DEED BOOK 1211, PAGE 51, DEED BOOK 1481, PAGE 98 AND ANY PART IN ATLANTIC BOULEVARD.

PARCEL B

A PART OF THE R. HOGAN GRANT., SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 14, LIVE OAK MANOR, UNIT NO. 2, RECORDED IN PLAT BOOK 21, PAGE 18; THENCE SOUTH, 36°23'02" EAST 88.60 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 14 TO ITS MOST SOUTHERLY CORNER; THENCE SOUTH 49°40' WEST 6.69 FEET TO AN IRON AT THE MOST WESTERLY CORNER OF DEED BOOK 1211, PAGE 51; THENCE SOUTH 35°15'40" EAST, 146.6 FEET TO THE MOST SOUTHERLY CORNER OF SAID DEED BOOK 1211, PAGE 51, MARKED BY AN IRON IN CONCRETE, THENCE NORTH 52°48'40" EAST 91.3 FEET TO AN IRON; THENCE SOUTH 36°10'20" EAST., 86.0 FEET TO AN IRON IN AN EXISTING FENCE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 36°10' 20" EAST 86.0 FEET TO AN IRON; THENCE SOUTH 52°48'40" WEST 50.0 FEET TO AN IRON; THENCE NORTH 36°10'20" WEST 86.0 FEET TO AN IRON; THENCE NORTH 52°48'40"

EAST 50.0 FEET TO THE POINT OF BEGINNING. BEING THOSE LANDS INTENDED TO BE DESCRIBED IN DEED BOOK 1481, PAGE 98;

EXCEPT THAT PART CONVEYED TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT DESCRIBED INDEED RECORDED IN OFFICIAL RECORDS VOLUME 2933, PAGE 900, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LOTS ON ST. ELMO DRIVE

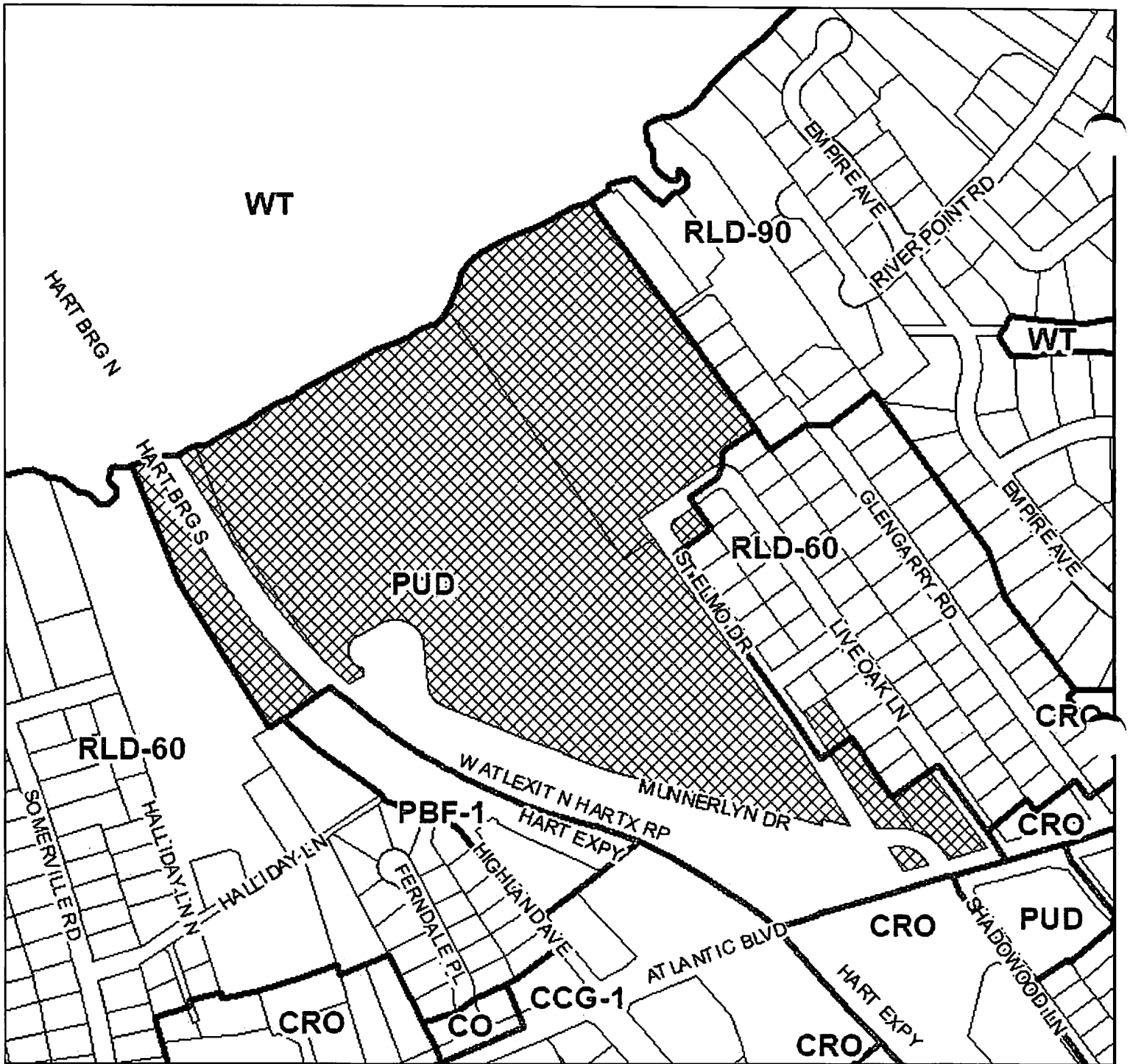
LOTS 1, 2, 3, 4, 5, 6 AND 7, LIVE OAK MANOR, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 18, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

1471 ST. ELMO DRIVE (RE 129534 0000)

A PART OF R. HOGAN GRANT, SECTION 42, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE WELL LOT AS RECORDED IN PLAT BOOK 20, PAGE 86 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 35°25'00" EAST, A DISTANCE OF 142.30 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7003, PAGE 1187 OF SAID COUNTY; THENCE SOUTH 54°15'00" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 91.30 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ST. ELMO DRIVE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 35°00'00" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 146.60 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 56°00'00" EAST, A DISTANCE OF 89.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 13,060 SQ. FT. / 0.30 ACRES MORE OR LESS

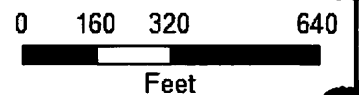
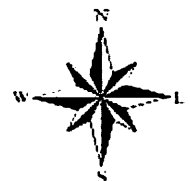
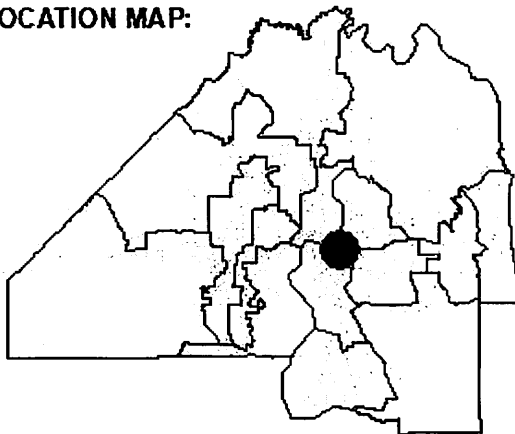


REQUEST SOUGHT:

FROM: RLD-60 & PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

1

TRACKING NUMBER

T-2022-4671

**EXHIBIT 2
PAGE 1 OF 1**

WRITTEN DESCRIPTION
EPISCOPAL SCHOOL OF JACKSONVILLE PUD

March 2, 2023

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

The Episcopal School of Jacksonville (ESJ) campus is currently located upon a 43.81± acre site within the northeast quadrant of Atlantic Boulevard and the Hart Bridge entrance (under the expressway ramps). The campus is bounded by the St. Johns River to the north, Atlantic Boulevard to the south, the Hart Bridge to the west, and St. Elmo Drive to the east. ESJ, which provides a private school education for grades 6 through 12, has occupied the majority of the site for the past 50 years. The largest portion of the site has been owned by the Episcopal Church since the early 1900's and designated for use by the church for charitable, religious or educational purposes. PUD modifications were approved in 1997 (Ordinance 1997-0834), which unified the campus under one zoning designation (PBF-2 and RLD-G converting to PUD), and 2012 (Ordinance 2012-0425), which established PUD zoning for the headmaster property. The net result of the PUDs unified the educational facilities with the converted residential buildings along St. Elmo Drive (now functioning as ESJ administration offices), accounted for better traffic circulation with a new middle school drop off area and allowed for additional parking underneath the Hart Bridge. The most recent PUD modifications were approved by Ordinance 2018-759, which adopted new signage plans and allowed for construction of an entry pavilion within the right-of-way provided certain negotiated conditions were satisfied. Among the conditions was a requirement that a public access sidewalk be installed on the City right-of-way, on the west side of St. Elmo Drive for the entire length between Atlantic Boulevard and the middle school drop-off/pick-up site. Ordinance 2018-759 was later amended through Minor Modification 2021-19 to revise the site plan to show a weather shelter on-site in lieu of the original proposed entry pavilion within the right-of-way and to clarify that conditions tied to such construction within the right-of-way were no longer applicable.

This PUD is filed to include newly acquired property at 1471 St. Elmo Drive (RE 129534 0000) in the PUD, allow for the St. Elmo Drive sidewalk to be located outside the right-of-way, and to reflect now existing and anticipated campus improvements. The improvements include a new science and student life center identified as building number 42 on the attached conceptual site plan and a new ceramics building at 1404 St. Elmo identified as building number 32 on the attached conceptual site plan. The new property at 1471 St. Elmo Drive will be used for administrative school uses and/or residential uses. The outstanding conditions adopted in Ordinance 2018-759, as modified, is set out below, and the condition pertaining to the St. Elmo Drive sidewalk is updated to provide that it may be located outside the right-of-way. The following is applicable to this PUD:

1. The development shall be subject to the Transportation Planning Division memorandum dated November 30, 2018, or as otherwise approved by the Planning and Development Department. The recommended conditions from the memorandum are:

- a. Access to the Site via Atlantic Boulevard must be subject to FDOT access management guidelines.
 - b. All comments or conditions made by the Transportation Planning Division or Traffic Engineering Division are required PUD/Zoning conditions of the Transportation Planning Division unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.
 - c. 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.
2. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.
 3. ESJ has agreed to incorporate the following terms and conditions, with all work to be completed at the sole cost and expense of ESJ:
 - a. Not more than two (2) monument signs along Atlantic Boulevard and one (1) monument sign along Highland Avenue at the entrance to the school shall be permitted of up to a maximum of one hundred (100) square feet in area, and six (6) feet in height, each.
 - b. Detailed instructions shall be routinely issued to any private security guards employed by ESJ to clarify their scope of duty. ESJ shall supply a copy of the security guard instructions, and any subsequent updates, via email to the secretary of Live Oak Manor Neighborhood Association.
 - c. ESJ shall routinely communicate with parents regarding the approved traffic route for accessing the campus, traffic safety, and consideration of the neighborhood. Copies of all such communications shall be supplied via email to the secretary of the Live Oak Manor Neighborhood Association.
 - d. At least one meeting annually, prior to the beginning of each school year, shall be hosted by ESJ with the neighborhood residents to discuss any upcoming events, new construction, or changes to the school operation and to address any ongoing concerns. Additional meetings, as the request of the Live Oak Manor Neighborhood Association, or at the request of ESJ, shall be scheduled as needed to address any concerns by either party. These meetings are to be held at a mutually agreeable time upon request by either party.
 - e. Any building to be constructed at the intersection of Munnerlyn Drive and St.

Elmo Drive shall be designed so that the primary vehicle access shall be from Munnerlyn Drive, and a right only exist shall be permitted onto St. Elmo Drive.

- B. Project Name: Episcopal School of Jacksonville.
- C. Project Agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- D. Project Engineer: Almond Engineering.
- E. Current Land Use Designation: PBF, RPI, and LDR.
- F. Current Zoning District: PUD (Ordinance 2018-759, as modified) and RLD-60.
- G. Requested Zoning District: PUD.
- H. Real Estate Number(s): 129688 0020, 129512 0010, 129524 0000, 129693 0000, 129467 0000, 129629 0000, and 129534 0000 (the "Property").

II. QUANTITATIVE DATA

- A. Total Acreage: 43.81± acres.
- B. Total amount of non-residential floor area: 15.23 acres.
- C. Total amount of recreation and open space: 25 acres.
- D. Total amount of land coverage of all buildings and structures: 15.23 acres.

III. STATEMENTS

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

This PUD adopts the provisions and applicable conditions from Ordinance 2018-759 and Minor Modification 2021-19 with the following exceptions:

1. A public access sidewalk shall be installed on the west side of St. Elmo Drive within or outside the right-of-way, and running from Atlantic Boulevard the entire length of St. Elmo Drive to the middle school drop-off/pick-up site, and it shall meet the City's sidewalk standard.
 2. This PUD includes the property at 1471 St. Elmo Drive.
 3. An updated site plan reflecting now existing and anticipated campus improvements is provided.
- 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. Institutions, including middle and secondary schools, colleges and universities.
2. Private clubs.
3. Art galleries, libraries, museums and community centers.
4. Homes for the aged or orphans, including professional offices associated therewith, and similar uses.
5. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
6. Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
7. Nursing homes.
8. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
9. Medical offices, medical clinics and pharmacies.
10. Cemeteries.
11. Hospice facilities.

B. Permissible Uses by Exception:

1. Private utilities.
2. Care centers meeting the performance standards and development criteria set forth in Part 4.
3. Off-street parking lots meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures: As permitted in Section 656.403.

D. Restrictions on Use:

1. Episcopal has designated a picnic area on the Site Plan for limited use for non-school functions. This designated picnic area, which will include the school's playing fields, tennis courts and swimming pool, will also be used for school functions. Hours of use of the picnic area for non-school picnic functions will be restricted to 10:00 a.m. to 5:00 p.m., with clean up completed by 7:00 p.m. No animal or fairground-type rides will be permitted within the picnic area.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot area: 7,000 square feet.
2. Minimum lot width: 70 feet.
3. Minimum front yard: 20 feet.
4. Minimum side yard: 10 feet.
5. Minimum rear yard: 10 feet.
6. Maximum height of structures: 50 feet; provided, that 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 50 feet.
7. Maximum lot coverage by all buildings: 35 percent.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* A minimum of 496 parking spaces, including 7 bus spaces, shall be provided for the Property. There shall be no restriction on the maximum number of spaces provided. Back-out parking shall be permitted along the western boundary of St. Elmo Drive, subject to review and approval by the City. To the extent required by Section 316.195(3), Florida Statutes, City Council approved such back-out parking in the right-of-way pursuant to Ordinance 2018-759.
2. *Vehicular Access.* Vehicular access will be primarily by the surrounding right-of-way as depicted on the site plan. Episcopal will minimize large deliveries using St. Elmo Drive, Live Oak Drive, Live Oak Lane and Highlands Avenue by designating Munnerlyn Drive as the primary delivery point. UPS and other normal residential-type delivery services may continue to make deliveries to the campus where needed. Access to the picnic area for caterers and activity set up will be via Munnerlyn Drive. No parking on St. Elmo Drive, Live Oak Drive or Live Oak Lane will be permitted for picnic functions. Parking for picnics will be designated for Munnerlyn Drive and under the Hart Bridge. Overflow parking for picnics will be available in the sophomore and faculty parking lots.
3. *Pedestrian Access.* Pedestrian access shall be provided by means of existing sidewalks along Atlantic Boulevard and within the ESJ campus. A public access sidewalk shall be installed on the west side of St. Elmo Drive, within or outside the right-of-way, and running from Atlantic Boulevard the entire length of St. Elmo Drive to the middle school drop-off/pick-up site, and it shall meet the City's sidewalk standard.

C. Signs:

1. Existing campus signage will be permitted to remain. The existing monument sign along Atlantic Boulevard may be relocated to another location on site. ESJ is proposing to erect several new campus signs including a large entrance sign at the intersection of Munnerlyn Drive and St. Elmo Drive. In addition to the large ground based ESJ monument sign, additional signage will include architecturally enhanced campus wayfinding and directional signage. ESJ can also erect, as needed, campus flag poles at various locations on campus. A conceptual signage plan is filed as Exhibit J to the PUD application. In general, the new signage will be as follows:

a. Main Monument Signage

- i. Quantity: 1
- ii. Description: Cast stone panel in brick wall
- iii. Panel Size: 4'-0" High x 8'-6" Wide
- iv. Wall Height: 7'-0"

b. Wayfinding Signage at Weather Shelter

- i. Quantity: 2
- ii. Description: Double-sided wood sign
- iii. Panel Size: 2'-6" High x 7'-6" Wide
- iv. Overall Height: 10'-10"

c. School Seals

- i. Quantity: 2
- ii. Description: Cast stone seals in brick wall
- iii. Seal Size: 4'-6" High x 3'-0" Wide
- iv. Wall Height: 7'-0"

d. Upper & Middle School Signage

- i. Quantity: 2
- ii. Description: Ground mounted (double-sided pylon or monument) sign
- iii. Panel Size: 3'-0" High x 4'-6" Wide
- iv. Overall Height: 10'-10"

e. Wayfinding signs for buildings

- i. Quantity: 1 per building
- ii. Description: Two-sided pylon sign
- iii. Panel Size: 3'7" High x 1'7" Wide
- iv. Overall Height: 8'10"

COJ standard Traffic Control Signage (stop signs, yield, one way, do not enter, etc.) will be allowed to be mounted to architecturally enhanced poles matching the campus architectural theme.

2. Directional signage may be erected, as needed, at the entrances to the campus (Munnerlyn Drive and St. Elmo Drive entrance and Highlands Avenue entrance) and throughout the campus. Directional signs shall not exceed 4 square feet in area and 4 feet in height.

D. Landscaping:

1. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code; provided, however, ESJ will be allowed to provide additional landscaping beyond the required minimum for campus beautification.
2. Landscaping and a six-foot high wooden fence will be placed along Live Oak Lane adjacent to the baseball field and along the east side and south side of the sophomore parking area.

E. Recreation and Open Space:

Recreation and open space shall be provided as required by Recreation and Open Space Element of the 2030 Comprehensive Plan.

F. Utilities

Existing public utility services (water, sewer, and electricity) will continue to be provided for the site, and for any future improvements.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

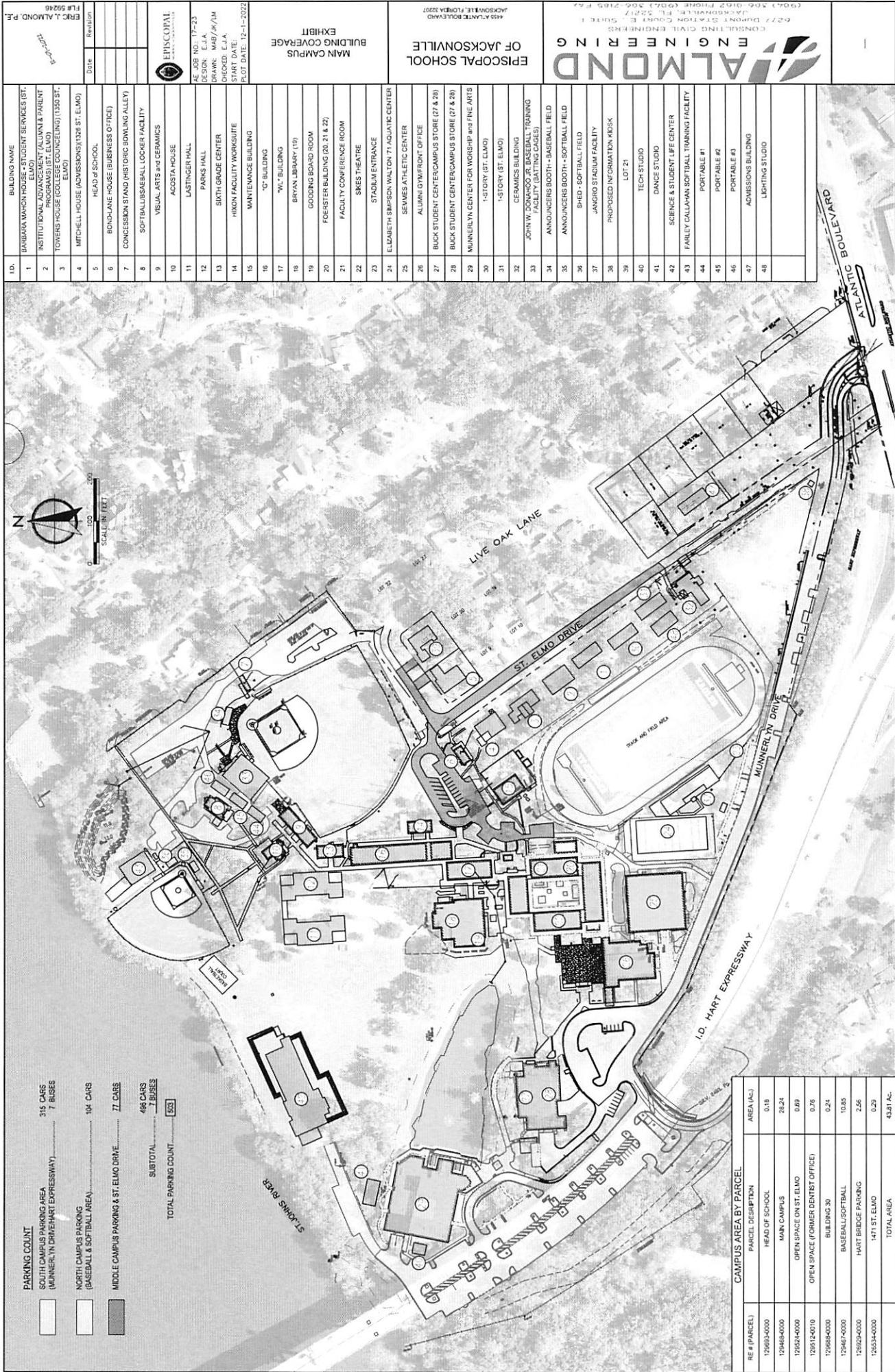
1. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project allows for renovation of a beloved facility which offers unique educational and recreational opportunities as well as encourages tourism to and volunteerism in the community. 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 in that:

- A. The project is more efficient than would be possible through strict application of the Zoning Code;
- B. The project is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. The project will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan as follows:
 1. The project furthers the following goals, objectives and policies of the Recreation and Open Space Element of the 2030 Comprehensive Plan:

- a. Objective 2.2. The City's Land Development Regulations, through the Subdivision Ordinances or other Ordinances, shall ensure the provision of open space by private enterprise.
 - b. Policy 2.2.1. The City shall require that all new non-residential land uses . . . provide a minimum of 10% of the property in open space.
2. The project furthers the following goals, objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan:
- a. Policy 1.1.12. Promote the use of Planned Unit Developments (PUDs) . . . 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.
 - b. Policy 1.1.13. Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as PUDS. . . .
 - c. Policy 1.1.16. Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through . . . enhancement of transportation connections.
 - d. Objective 1.3. Continue to improve coordination between transportation and land use planning efforts in order to optimize transportation system capacity and promote high quality site designs.
 - e. Goal 3. 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.
 - f. Policy 3.1.12. The City shall protect residential neighborhoods from cut-through non-residential traffic by providing appropriate traffic control mechanisms (e.g. cul-de-sacs, signalization, four-way stop signs).
3. The project furthers the following goals, objectives and policies of the Transportation Element of the 2030 Comprehensive Plan:
- a. Policy 2.1.10. The Public Works Department shall be responsible for coordinating all construction scheduling within the public right-of-way to minimize its impact to traffic flow. The Public Works Department will coordinate with the Florida Department of Transportation in order to minimize the impact to traffic flow on City streets that may result from construction on the State Highway System.
 - b. Goal 5. The traffic circulation system shall be operated in a manner which values the safety of citizens as being of equal importance to efficiency and expedience of design and materials.

- c. Policy 11.3.5. The City shall determine any required operational improvements for ingress, egress and other factors that affect safe and convenient on-site traffic flow for proposed developments through the site plan review process.



PARKING COUNT

| | |
|---|-----------------------------|
| SOUTH CAMPUS PARKING AREA (MUNNER LN DRIVE/HART EXPRESSWAY) | 315 CARS 7 BUSES |
| NORTH CAMPUS PARKING (BASEBALL & SOFTBALL AREA) | 194 CARS |
| MIDDLE CAMPUS PARKING & ST. ELMO DRIVE | 77 CARS |
| SUBTOTAL | 486 CARS 7 BUSES |
| TOTAL PARKING COUNT | 503 |

CAMPUS AREA BY PARCEL

| RE # (PARCEL) | PARCEL DESCRIPTION | AREA (AC) |
|---------------|------------------------------------|-----------------|
| 120683-0030 | HEAD OF SCHOOL | 0.18 |
| 120688-0000 | MAIN CAMPUS | 26.24 |
| 120524-0000 | OPEN SPACE ON ST. ELMO | 0.69 |
| 120512-0070 | OPEN SPACE (FORMER DENTIST OFFICE) | 0.76 |
| 120688-0000 | BUILDING 30 | 0.24 |
| 120687-0000 | BASEBALL/SOFTBALL | 10.85 |
| 120692-0000 | HART BRIDGE PARKING | 2.56 |
| 120534-0000 | 1471 ST. ELMO | 0.29 |
| | TOTAL AREA | 43.87 AC |

| ID. | BUILDING NAME |
|-----|---|
| 1 | BARBARA WATSON HOUSE - STUDENT SERVICES (RT. ELMO) |
| 2 | INSTITUTIONAL ADVANCEMENT (ALUVA & PARENT PROGRAM) (ST. ELMO) |
| 3 | TOWERS HOUSE (COURT HOUSE) (1350 ST. ELMO) |
| 4 | MITCHELL HOUSE (ADMISSIONS) (1326 ST. ELMO) |
| 5 | HEAD OF SCHOOL |
| 6 | BONDLANE HOUSE (BUSINESS OFFICE) |
| 7 | CONCESSION STAND (HISTORIC BOWLING ALLEY) |
| 8 | SOFTBALL/BASEBALL LOCKER FACILITY |
| 9 | VISUAL ARTS and CERAMICS |
| 10 | ACOSTA HOUSE |
| 11 | LASTINGER HALL |
| 12 | PARKS HALL |
| 13 | SIXTH GRADE CENTER |
| 14 | HIXON FACILITY WORKSHOPS |
| 15 | MAINTENANCE BUILDING |
| 16 | 'C' BUILDING |
| 17 | 'W' BUILDING |
| 18 | BRYAN LIBRARY (19) |
| 19 | GOING BOARD ROOM |
| 20 | FORESTER BUILDING (20, 21 & 22) |
| 21 | FACULTY CONFERENCE ROOM |
| 22 | SKES THEATRE |
| 23 | STADIUM ENTRANCE |
| 24 | ELIZABETH SIMPSON WALKER 71 AQUATIC CENTER |
| 25 | SEAWAYS ATHLETIC CENTER |
| 26 | ALUMNI GYM/FRONT OFFICE |
| 27 | BUCK STUDENT CENTER/CAMPUS STORE (27 & 28) |
| 28 | BUCK STUDENT CENTER/CAMPUS STORE (27 & 28) |
| 29 | MUNNERLYN CENTER FOR WORSHIP and FINE ARTS |
| 30 | 1-STORY (ST. ELMO) |
| 31 | 1-STORY (ST. ELMO) |
| 32 | CERAMICS BUILDING |
| 33 | JOHN W. POKROPOFF BASEBALL TRAINING FACILITY (BATTING CAGES) |
| 34 | ANNOUNCERS BOOTH - BASEBALL FIELD |
| 35 | ANNOUNCERS BOOTH - SOFTBALL FIELD |
| 36 | SHED - SOFTBALL FIELD |
| 37 | JANGRO STADIUM FACILITY |
| 38 | PROPOSED INFORMATION KIOSK |
| 39 | LOT 21 |
| 40 | TECH STUDIO |
| 41 | DANCE STUDIO |
| 42 | SCIENCE & STUDENT LIFE CENTER |
| 43 | FAMILY CALLAHAN SOFTBALL TRAINING FACILITY |
| 44 | PORTABLE #1 |
| 45 | PORTABLE #2 |
| 46 | PORTABLE #3 |
| 47 | ADMISSIONS BUILDING |
| 48 | LIGHTING STUDIO |



EPISCOPAL SCHOOL OF JACKSONVILLE

MAIN CAMPUS BUILDING COVERAGE EXHIBIT



AE JOB NO. 17-23
DESIGN: E.J.A.
DRAWN: MAB/MJM
CHECKED: E.J.A.
START DATE:
PLOT DATE: 12-1-2022

REVISIONS
DATE
BY
DESCRIPTION
ERIC T. ALMOND, P.E.
FL# 56246

6-277 DUNN STATION CROSSING, SUITE 1
ENGINEERING
JACKSONVILLE, FL 32217
(904) 206-0162
FAX: (904) 206-2715

4454 MARKET BOULEVARD
JACKSONVILLE, FL 32207

EXHIBIT F

Episcopal School of Jacksonville Planned Unit Development

Land Use Table

| | | |
|--|--------------------|----------------|
| Total gross acreage | <u>43.81</u> Acres | <u>100</u> % |
| Amount of each different land use by acreage | | |
| Single family | <u>0</u> Acres | <u>0</u> % |
| Total number of dwelling units | <u>0</u> D.U. | |
| Multiple family | <u>0</u> Acres | <u>0</u> % |
| Total number of dwelling units | <u>0</u> D.U. | |
| Commercial | <u>0</u> Acres | <u>0</u> % |
| Industrial | <u>0</u> Acres | <u>0</u> % |
| Other land use | <u>6.92</u> Acres | <u>16</u> % |
| Active recreation and/or open space | <u>30.95</u> Acres | <u>75.56</u> % |
| Passive open space | <u>0</u> Acres | <u>0</u> % |
| Public and <u>private</u> right-of-way | <u>5.91</u> Acres | <u>14.44</u> % |
| Maximum coverage of buildings and structures | <u>15.32</u> Acres | <u>35</u> % |

The land use estimates in this table reflect the current campus build-out and proposed entry pavilion. Future build-out is 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.

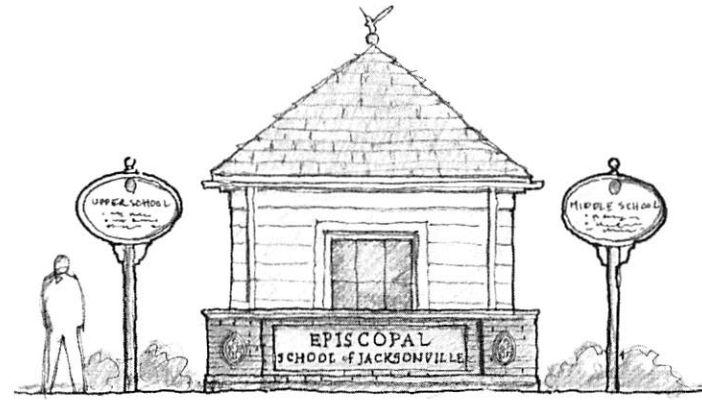
EXHIBIT H

Aerial Photograph





TYPICAL WAYFINDING SIGNAGE
FOR ST. ELMO DRIVE
BUILDINGS



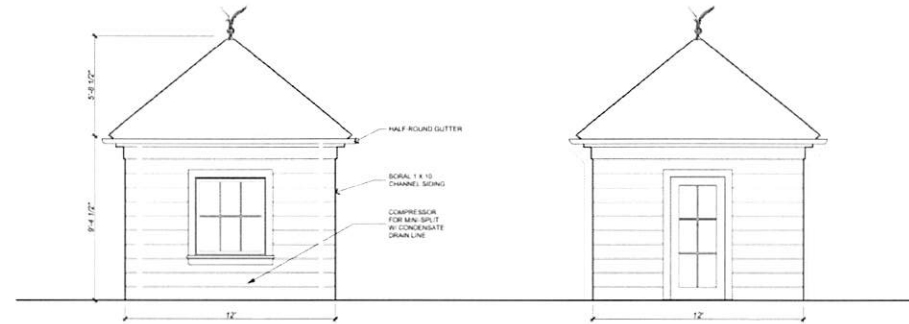
TYPICAL SCHOOL ENTRY AND
WAYFINDING SIGNAGE FOR
WEATHER SHELTER

Episcopal School of Jacksonville

1/11/2021

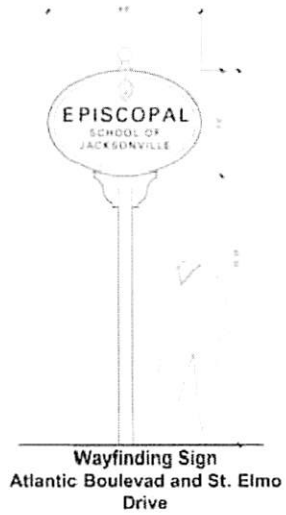
DALGLIESH GILPIN PAXTON ARCHITECTS

1/4" = 1'-0"



- NOTES
- RAISED EAVE LINE
 - RELOCATED DOWNSPOUTS
 - BORAL CHANNEL SIDING (1 X 10)
 - DELETED BRICK BASE
 - CHANGE TO HALF-ROUND GUTTERS
 - SIMPLIFIED ENVELOPE AND ROOF GEOMETRY

SIGNAGE AND
RENDERING DETAILS
FOR REFERENCE ONLY
SEE ARCHITECT PLANS
FOR DETAILS



Wayfinding Sign
Atlantic Boulevard and St. Elmo
Drive

Episcopal School of Jacksonville

10/16/2020

DALGLIESH GILPIN PAXTON ARCHITECTS

3/16" = 1'-0"

1-0-2021
ERIC J. ALMOND, P.E.
FL# 59246

| Date | Revision |
|------|----------|
| | |
| | |

EPISCOPAL
AE JOB NO.: 20-119
DESIGN: EJA
DRAWN: EJA/JJK
CHECKED: EJA
PLOT DATE: 11-22-22

PROPOSED
SIGNAGE PLAN
ESJ PUD

EPISCOPAL SCHOOL
OF JACKSONVILLE
448 ATLANTIC BOULEVARD
JACKSONVILLE, FLORIDA 32207

ALMOND
ENGINEERING
CONSULTING CIVIL ENGINEERS
6277 DUPONT STATION COURT, E. SUITE 1
JACKSONVILLE, FLORIDA 32216
(904) 306-1042 (FAX) 306-2145 (CELL)

SIGNAGE
PLAN