

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2020-0389 TO****PLANNED UNIT DEVELOPMENT****AUGUST 20, 2020**

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 **2020-0389** to Planned Unit Development.

Location: 4310 Barkoskie Road
Corner of Barkoskie Road and Old St. Augustine Road

Real Estate Number: 158959-0000

Current Zoning District: Commercial Office (CO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: Southeast, District 3

Applicant/Agent: Charles L. Mann
Mann-Pellicer
165 Arlington Road
Jacksonville, FL 32211

Owner: KC Propco LLC.
4310 Barkoskie Road
Jacksonville, FL 32258

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2020-0389** seeks to rezone approximately 0.84± acres of land from Commercial Office (CO) to Planned Unit Development (PUD). The rezoning is being sought to covert the existing 6,276 square foot daycare into a school for children with special needs without having to meet the required 2 acre lot requirements for the use. Additionally, 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.

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

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

Yes. The Planning and Development Department finds that the subject property is located in the Residential Professional Institutional (RPI) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The RPI land use category in the suburban development area requires single-use developments to be limited to residential or office. Mixed use developments are permitted as long as one use is not greater than 90%. Presently, the subject site is a day care center (KinderCare). The proposed use for a school is permitted as a commercial secondary use according to the commercial land use introduction. The proposed PUD seeks to covert the existing daycare into a school for children with special needs without having to meet the required 2 acre lot requirements for the use. Additionally 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.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code. A description of the category is noted below.

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

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:

Future Land Use Element (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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The proposed site is located within the Suburban Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

Policy 3.2.2

The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The subject property is currently a developed commercial property and if approved the property will continue to operate as the property exist today. Therefore Policy 3.2.2 would be accomplished by encouraging redevelopment of a commercial property within an area already thriving as a commercial area.

Recreation and Open Space Element

Policy 2.2.1

The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

The subject property will have to meet all the requirements in order to comply with Policy 2.2.1.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The intended development will meet 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:

The following additional criteria shall be considered by the Planning and Development Department, the Local Planning Agency, and the City Council when evaluating any land use or zoning application within the Mandarin Road and/or Mandarin Height Overlay:

The subject site is within the Mandarin Height Overlay District. Structures within this district are subject to height restrictions.

(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).

(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. Therefore, the applicant/agent/owner will need to apply for Concurrency/Mobility for this proposed project prior to permitting/plan submittal with the City of Jacksonville.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcel for a maximum of 15,300 square feet of retail, commercial, and/or office space. Moreover, 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 PUD will not include recreational uses.

The use of existing and proposed landscaping: Property including the existing building and site were developed in 1987 and predate Part 12 Landscape requirements for the current Zoning Code. The site will be deemed compliant in regards to landscape requirements including buffers, access, parking, loading and landscaping until at such time the property is redeveloped at which time the property would be mandated to comply with all of the current standards of Part 12 of the Zoning Code, consistent with Section 656.1209, Zoning Code.

The treatment of pedestrian ways: The property will meet the goals and objections of the 2030 Comprehensive Plan pertaining to the pedestrian circulation.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, vehicular access for commercial uses shall be along Barkoskie Road.

Old St. Augustine Road, from Interstate 295 to Loretto Road, is the directly accessed functionally classified roadway in the vicinity. Old St. Augustine Road is a 6-lane undivided collector in this

vicinity and is currently operating at 83.94% of capacity. This Old St. Augustine Road segment has a maximum daily capacity of 50,580 vpd and a 2018 daily traffic volume of 42,456 vpd.

This development is for 75 students of ITE Code 565 Day Care Center, which would generate 307 vpd.

This development is subject to mobility fee review.

(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 proposed development is located at the corner of Barkoskie Road and St. Augustine Road and is surrounded by commercial uses, office space and a school. To the south of the property consist office space located within Zoning district PBF-2. To the North of the property is an automated car wash facility with entrance from Barkoskie Road permitted through Planned Unit Development 2017-0755. Property to the West along Old St. Augustine Road is St. Joseph’s Catholic School.

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	RPI	PUD: 2017-0755	Car Wash
South	PBF	PBF-2	Office Space
East	RPI	CO	Vacant
West	PBF	PBF-2	Private School

(6) Intensity of Development

The proposed development is consistent with the RPI functional land use category with specific reference to the following:

The availability and location of utility services and public facilities and services: The subject site is serviced by JEA for city water and sewer per JEA memo dated July 29, 2020.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The property is located in the southeast corner of the Old St. Augustine Road and Barkoskie Road intersection, approximately 0.50 miles south of I-295. Access to the site will be provided via Old St. Augustine Road and Barkoskie Road. There is no direct access to a State facility.

(7) Usable open spaces plazas, recreation areas.

The PUD will not include recreational uses.

(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 confirmed there is no presence of 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 provide 21 parking spaces which already exist on the property and will be maintained for the use of the school in the existing building on the property.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

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.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **July 30, 2020** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2020-0389 be **APPROVED with the following exhibits:**

- The original legal description dated June 23, 2020.**
- The original written description dated May 19, 2020.**
- The original site plan dated April 23, 2020.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2020-0389 be **APPROVED.**



Aerial View

Source: JaxGIS



View of the Subject Property

Source: Planning & Development Dept.

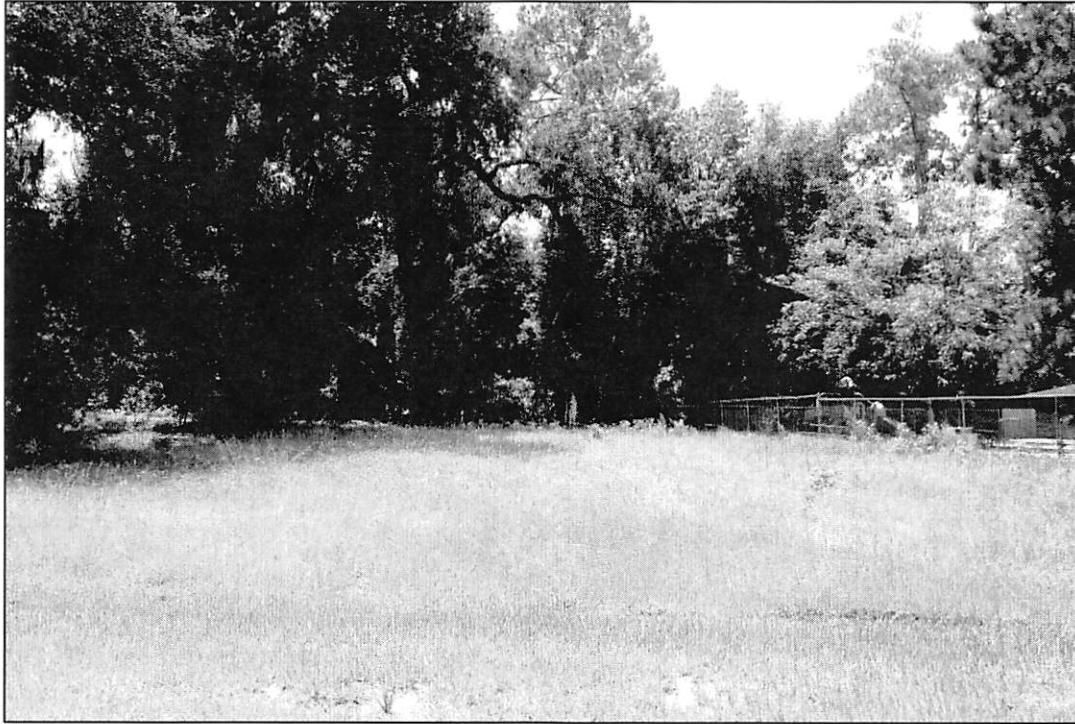
Date: July 30, 2020



View of Property to the North PUD: 2017-0755

Source: Planning & Development Dept.

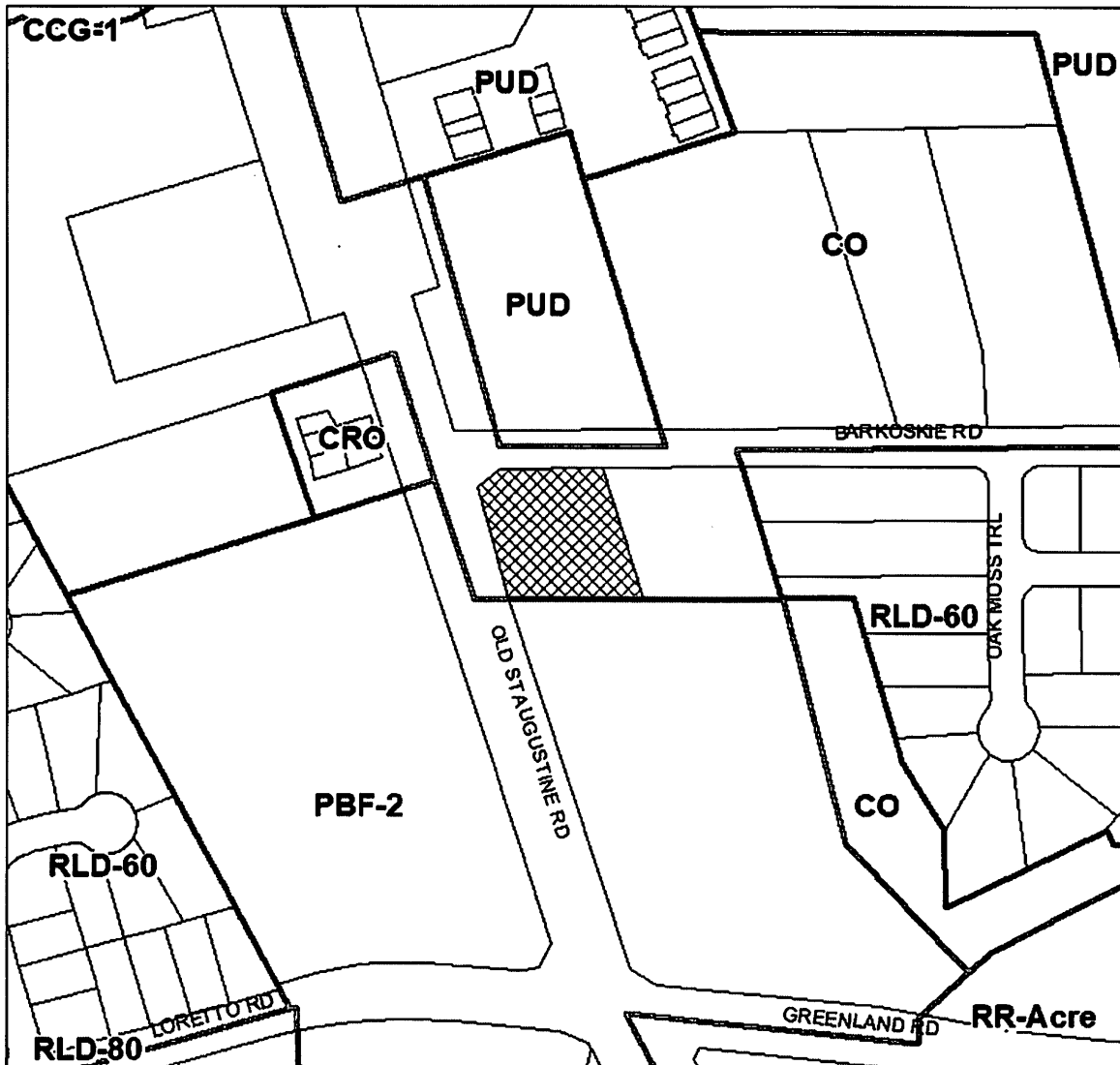
Date: July 30, 2020



View of property to the East

Source: Planning & Development Dept.

Date: July 30, 2020



<p>REQUEST SOUGHT:</p> <p>FROM: CO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 80 160 320 Feet</p> <p>COUNCIL DISTRICT: 6</p>
<p>TRACKING NUMBER T-2020-2897</p>		<p>EXHIBIT 2 PAGE 1 OF 1</p>

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: 7/31/2020

TO: Erin Abney
City Planner I

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: TRANSPORTATION REVIEW OF 2020-0389 BARKOSKIE SCHOOL PUD

Old St. Augustine Road, from Interstate 295 to Loretto Road, is the directly accessed functionally classified roadway in the vicinity. Old St. Augustine Road is a 6-lane undivided collector in this vicinity and is currently operating at 83.94% of capacity. This Old St. Augustine Road segment has a maximum daily capacity of 50,580 vpd and a 2018 daily traffic volume of 42,456 vpd.

This development is for 75 students of ITE Code 565 Day Care Center, which would generate 307 vpd.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review. 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

PLANNING AND DEVELOPMENT DEPARTMENT



consistent with the requirements outlined in Part 6 of the Zoning Code. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.
SECRETARY

July 30, 2020

Erin L. Abney
City Planner I
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

RE: Barkoskie School PUD

Introduction

Barkoskie School PUD is a proposed rezoning on 0.84 acres to Planned Unit Development (PUD). The property is located in the southeast corner of the Old St. Augustine Road and Barkoskie Road intersection, approximately 0.50 miles south of I-295. The PUD is being sought to re-develop the existing 6,276 sq. ft. daycare into a school.

Accessibility

Access to the site will be provided via Old St. Augustine Road and Barkoskie Road. There is no direct access to a State facility.

Bicycle and Pedestrian Facilities

There are bicycle and pedestrian facilities along the property’s frontage on Old. St. Augustine Road.

Programmed Improvements

There are no FDOT programmed capacity improvements in the vicinity of the project site.

Trip Generation

Table 1 shows the trip generation based on the plan of development using ITE’s *Trip Generation Manual, 10th Edition*.

Table 1

Scenario	Land Use	ITE Code	Size	Units	PM Peak Trips
Existing	Day Care Center	565	6,726	1,000 Sq. Ft.	70
Proposed	Private School (K-8)	534	6,726	1,000 Sq. Ft.	41
	Private School (K-12)	536	6,726	1,000 Sq. Ft.	37

It is unclear if the proposed school will be a K-8 school or a K-12 school, however, in either scenario, the re-development of the site will result in a decrease of PM Peak Hour trips. FDOT does not identify any potential adverse impacts on I-295.

If you have any questions, please do not hesitate to contact me by email: scott.clem@dot.state.fl.us or call: (904) 360-5681.

Sincerely,



Scott A. Clem, AICP
FDOT D2 Growth Management Coordinator

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0389 Staff Sign-Off/Date ELA / 07/28/2020

Filing Date 07/28/2020 Number of Signs to Post 2

Hearing Dates:

1st City Council 08/18/2020 Planning Comission 08/20/2020

Land Use & Zoning 09/01/2020 2nd City Council N/A

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 2897

Application Status FILED COMPLETE

Date Started 05/19/2020

Date Submitted 05/28/2020

General Information On Applicant

Last Name MANN	First Name L	Middle Name CHARLES
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Company Name
MANN-PELLICER

Mailing Address
165 ARLINGTON ROAD

City JACKSONVILLE	State FL	Zip Code 32211
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Phone 9047211546	Fax 9047211582	Email CHARLIEMANN1@COMCAST.NET
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General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name LLC	First Name KC	Middle Name PROPCO
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Company/Trust Name
KC PROPCO LLC.

Mailing Address
4310 BARKOSKIE ROAD

City JACKSONVILLE	State FL	Zip Code 32258
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Phone 9047211546	Fax 9047211582	Email CHARLIEMANN1@COMCAST.NET
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Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	158959 0000	6	3	CO	PUD

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

Existing Land Use Category

RPI

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 0.84

Development Number

Proposed PUD Name BARKOSKIE SCHOOL

Justification For Rezoning Application

TO PERMIT REUSE OF THE EXISTING DAYCARE AS A SCHOOL SERVING SPECIAL NEEDS CHILDREN ON LESS THAN 2 ACRES.

Location Of Property

General Location

SE QUADRANT OF OLD ST. AUGUSTINE ROAD AND BARKOSKIE ROAD

House #	Street Name, Type and Direction	Zip Code
4310	BARKOSKIE RD	32258

Between Streets

OLD ST. AUGUSTINE ROAD and OAK MOSS TRAIL

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

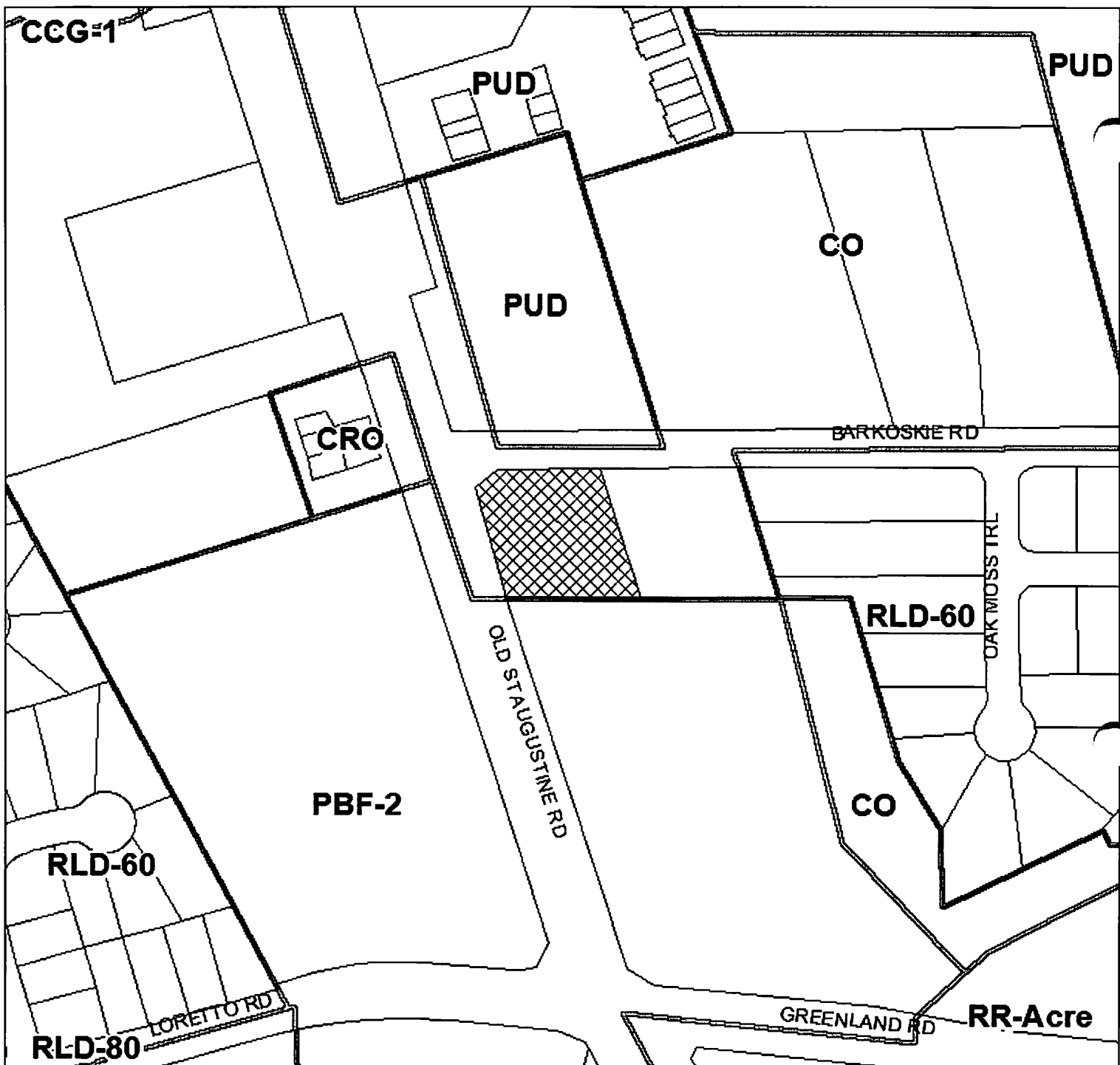
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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**
0.84 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**
16 Notifications @ \$7.00 /each: \$112.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,391.00

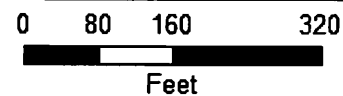
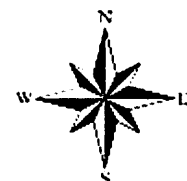
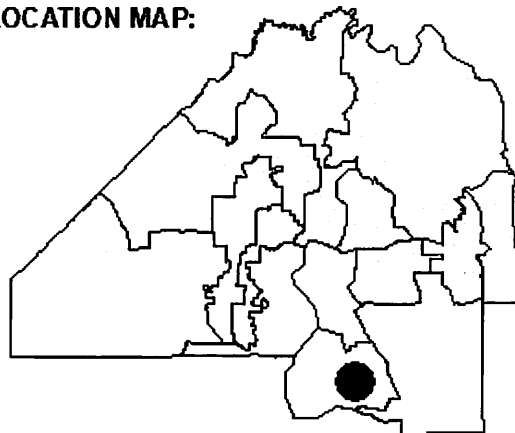
NOTE: Advertising Costs To Be Billed to Owner/Agent



REQUEST SOUGHT:

FROM: CO
TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

6

ORDINANCE NUMBER

ORD-2020-0389

TRACKING NUMBER

T-2020-2897

EXHIBIT 2
PAGE 1 OF 1

EXHIBIT 1

Legal Description

OR BK 12904 PAGE 2387

(Legal Description)

A part of the Fred Hartley Grant, Section 42, Township 4 South, Range 27 East, more particularly described as follows: Beginning at a point where Southerly right of way line of Barkoskie Road (County Road No. 981), having a width of 60.0 feet, intersects the Easterly right of way line of St.

Augustine Road (County Road No. 1), having a width of 100.0 feet; thence North 89 degrees 50 minutes East along the Southerly right of way line of the Barkoskie Road, a distance of 200.00 feet; thence South 16 degrees 32 minutes East a distance of 200.00 feet; thence South 89 degrees 50 minutes West a distance of 200.0 feet to the Easterly right of way line of the St. Augustine Road; thence North 16 degrees 32 minutes West along the Easterly right of way line of said St. Augustine Road, a distance of 200.0 feet to the Point of Beginning.

EXHIBIT D

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.

MAP SHOWING BOUNDARY SURVEY OF

LEGAL PROVIDED BY CLIENT

A PART OF THE FIELD MARKET GRANT, SECTION 42, TOWNSHIP 4 SOUTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE SOUTHERLY RIGHT OF WAY LINE OF BARSKOSIE ROAD (COUNTY ROAD NO. 881), HAVING A WIDTH OF 80.0 FEET, INTERSECTS THE EASTERLY RIGHT OF WAY LINE OF ST. AUGUSTINE ROAD (COUNTY ROAD NO. 1), HAVING A WIDTH OF 100.0 FEET, THENCE NORTH 89 DEGREES 50 MINUTES EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ST. AUGUSTINE ROAD, A DISTANCE OF 200.0 FEET, THENCE SOUTH 89 DEGREES 50 MINUTES EAST A DISTANCE OF 200.0 FEET, THENCE SOUTH 89 DEGREES 50 MINUTES WEST A DISTANCE OF 200.0 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ST. AUGUSTINE ROAD, THENCE NORTH TO DEGREES 22 MINUTES WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID ST. AUGUSTINE ROAD, A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF JACKSONVILLE RECORDED IN OFFICIAL RECORDS BOOK 7007, PAGE 242, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

REMARKABLE HOLDINGS, LLC / MELISSA KRAMER
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 LANDMARK TITLE, LLC



POINT OF BEGINNING

BARSKOSIE ROAD
 (COUNTY ROAD NO. 881)

ST. AUGUSTINE ROAD
 (COUNTY ROAD NO. 1)

N 89°50'17\"/>
 E 149.42 (MEASURED)

N 16°30'24\"/>
 W 171.03 (MEASURED)

S 69°54'03\"/>
 W 190.26 (MEASURED)

S 30°27'31\"/>
 S 200.22 (MEASURED)

OFFICIAL RECORDS BOOK 1543 PAGE 184

OFFICIAL RECORDS BOOK 4038 PAGE 432

GENERAL NOTES

- 1 BEARINGS ARE BASED ON THE PLAT BEARING OF S.1632200.1E ALONG THE EASTERLY BOUNDARY LINE OF SUBJECT PARCEL.
- 2 BY GRAPHIC PLACING ONLY THE CAPTIONED LOTS ARE WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED JUNE 3, 2013, COMMUNITY NUMBER 120077, PANEL 22E11.
- 3 THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMENT ON OTHER RECORDS PROVIDED BY CLIENT, IF SUPPLIED, UNLESS OTHERWISE STATED. NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- 4 THIS SURVEY NOT VALID WITHOUT THE EMBOSSED SEAL OF THE CERTIFIED SURVEYOR.

- LEGEND:
- = BOUNDS
 - = LENGTH
 - = FENCE
 - = CONCRETE
 - = 1/2\"/>

NOTE: 1. THIS SURVEY IS A MEASUREMENT SURVEY.
 2. THIS SURVEY IS A MEASUREMENT SURVEY.
 3. THIS SURVEY IS A MEASUREMENT SURVEY.

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 17, FLORIDA STATUTES, ADMINISTRATIVE CODE, PARAGRAPH 17C.03, ARTICLE 17C, CHAPTER 17, FLORIDA STATUTES.

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF FLORIDA
 REGISTRATION NO. 6148
 BUSINESS NO. 7469

SCALE: 1" = 20'

DATE OF FIELD SURVEY: 4-23-20

JOB # 39485

SUBDIVISIONS

Ray Thompson
 SURVEYING, Inc.
 Going the Distance for You

1825 University Boulevard West
 Jacksonville, Florida 32217
 (Phone) 904-448-6125
 (Fax) 904-448-6178

EXHIBIT F

Land Use Table

Total gross acreage	0.84	Acres	100
Amount of each Different land use by acreage			
Single family		Acres	0.0
Total Number of dwelling Units		D.U.	
Multiple family		Acres	0.0
Total number of dwelling units		D..U.	
Commercial		Acres	0.0
Industrial	0	Acres	0.0
Other Land use	0.84	Acres	100.0
Active recreation and/or open space		Acres	0.0
Passive open space		Acres	0.0
Public and private right-of-way		Acres	0.0
Maximum coverage of buildings and structures	21,954		
			100.0