

East Pointe Church PUD

December 1, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 162225-0500
- B. Current Land Use Designation: LDR
- C. Current Zoning District: RR-Acre
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: LDR

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

The applicant proposes to rezone approximately 22.62 acres of property along Kernan Boulevard North located west of Kernan Boulevard and north of Atlantic Boulevard. The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for the redevelopment of the Property with elementary school, middle school, pre-K school, day care center, Church and other Church-related uses (the “PUD”). The PUD shall be developed in accordance with this PUD Written Description and the site plan attached as **Exhibit “4”** to this ordinance (the “Site Plan”).

The Property currently contains the East Pointe Church campus. The Church will remain on the Property. The redevelopment of the Property with the addition of the above-described uses, as shown on the Site Plan, will help the Church meet the needs of its congregation and the community. The single parcel that comprises the Property is designated as Low Density Residential (“LDR”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and is within the Suburban Development Area.

The planned facilities and enhancements will serve both the Church and community in the coming decades by providing increased functionality, more economical and efficient use of space and resources, and by providing excellent programs for both women and children, which will fulfill an important mission of outreach.

III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	MDR, PBF, RPI	PBF-1, CO, PUD	JEA Water Treatment Plant, Multi-Family Residential
East	LDR	PUD	Single Family Residential
North	LDR	PBF-1, PUD	Elementary School, Single Family Residential
West	LDR, PBF	PUD	Single Family Residential

IV. PERMITTED USES

A. Maximum Densities/Intensities

The Property will be developed consistent with the operative provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the LDR Suburban Area land use designation.

B. PUD Conceptual Site Plan and Parcels

The Site Plan shows the proposed PUD layout, including the access points, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

All uses within the PUD may be integrated horizontally or vertically, and also may include associated shared parking.

C. Permitted Uses

1. *Permitted uses and structures.*
 - a. Foster care homes.
 - b. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
 - c. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.

- d. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.
- e. Churches meeting the performance standards and development criteria set forth in Part 4, including Church-related uses such as sanctuaries, chapels, rectories, parsonages, friaries, fellowship halls, Sunday schools, offices, convents, prayer and counseling services, Church/convent store for the sale of gifts, books, clothing and other similar goods and items, community recreation facilities, drive-thrus for the purpose of accepting and offering donations to the Church/convent or the Church/convent store, coffee shop and other similar Church-related uses.
- f. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
- g. Schools meeting the performance standards and development criteria set forth in Part 4.
- h. Day care centers meeting the performance standards and development criteria set forth in Part 4.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures.*

- a. *Minimum lot width*—None.
- b. *Maximum lot coverage by all buildings*—Fifty percent (50%).
- c. *Minimum Setback of Principal Structures from Boundary of the Property*—Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.
- d. *Maximum height of structures.* Forty-five (45) feet.

D. Distance Limitations

For permitted uses within the PUD, any and all distance limitations and prohibitions found in Part 4 of the Zoning Code are waived and do not apply with regard to the distance between the residence of a sexual predator and the location of a day care center and/or from applicable uses within this PUD.

E. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development.

F. Height Limitations

Decorative rooftop structures are not included in the maximum height, including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

As shown on the Site Plan, access to the Property shall be provided on Kernan Boulevard. Interior access drives will be privately owned and maintained by the owner, an owners' association and/or a management company and may be gated. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

G. Signage

Signage shall be permitted in accordance with Part 13 of the Zoning Code for properties within the PBF-3 zoning district, except as set forth below. The PUD identity, multiple uses, owners, and/or tenants may be identified on all signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity.

1. Project Identity Monument Signs on Kernan Boulevard.

A maximum of two (2) project identity monument signs will be permitted along Kernan Boulevard for the project. These signs may be two sided and internally or externally illuminated. These monument signs will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

2. Other Signs.

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of ten (10) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary signs such as construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.

H. Architectural Guidelines

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

D. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

E. Site Plan

The configuration of the development as depicted in the Site Plan is conceptual, and revisions to the Site Plan, including but not limited to the locations of the access points, internal circulation, pond(s), trash compactor, parking, buildings, and garages, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

F. Phasing

The Property may be developed in a single phase by a single developer or in multiple phases by multiple developers. Verifications of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed. Required parking will be provided, as necessary, for each proposed use included herein and on the Site Plan at the time each respective portion of the Property is developed.

I. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, except that shared parking is permitted to satisfy parking required for multiple uses subject to the review and approval of the Planning and Development Department. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue.

J. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

G. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

H. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on November 18, 2022.

VII. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes to redevelop an under-utilized property, which will help the Church meet the needs of its congregation and the community. The development of Elementary School, Middle School, Pre-K School, Day Care Center, Church and other Church-related uses within the LDR Suburban land use category of the Comprehensive Plan will help strengthen and sustain surrounding uses. The planned facilities and enhancements will serve both the Church and community in the coming decades by providing increased functionality, more economical and efficient use of space and resources, and by providing excellent programs for both women and children, which will fulfill an important mission of outreach.

The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses;
- Internal and external vehicular connectivity;
- Pedestrian-friendly environment;
- Creation of employment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the applicant and successors to the PUD Written Description and Site Plan, unless modified; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations from the landscaping provisions consistent with the integrated design of this PUD; it includes variations from the distance limitations and prohibitions found in Part 4 of the Zoning Code; and it includes shared parking.

Element	Zoning Code	Proposed PUD	Reasoning
Uses	<p>RLD</p> <p><i>Permitted uses and structures.</i></p> <p>(1) Single-family dwellings.</p> <p>(2) Townhomes (RLD-TNH only)</p> <p>(3) Foster care homes.</p> <p>(4) Family day care homes meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4..</p> <p>(6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.</p> <p>(7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Country clubs meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(12) Detached Accessory Dwelling Unit (RLD-TND only).</p> <p>(b) <i>Permitted accessory uses and structures.</i> See Section 656.403.</p>	<p><i>Permitted uses and structures.</i></p> <p>(1) Foster care homes.</p> <p>(2) Family day care homes meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4..</p> <p>(4) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.</p> <p>(5) Churches meeting the performance standards and development criteria set forth in Part 4, including Church-related uses such as sanctuaries, chapels, rectories, parsonages, friaries, fellowship halls, Sunday schools, offices, convents, prayer and counseling services, Church/convent store for the sale of gifts, books, clothing and other similar goods and items, community recreation facilities, drive-thrus for the purpose of accepting and offering donations to the Church/convent or the Church/convent store, coffee shop and other similar Church-related uses.</p> <p>(6) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Schools meeting the performance standards and development criteria set forth in the Part 4.</p> <p>(8) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p>	<p>To allow for development of the Property with Elementary School, Middle School, Pre-K School, Day Care Center, Church and other Church-related uses.</p>

	<p>(c) <i>Permissible uses by exception.</i></p> <p>(1) Cemeteries and mausoleums but not funeral homes or mortuaries.</p> <p>(2) Schools meeting the performance standards and development criteria set forth in the Part 4.</p> <p>(3) Borrow pits subject to the regulations contained in Part 9.</p> <p>(4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Reserved.</p> <p>(6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Animals other than household pets meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Detached Accessory Dwelling Unit (RLD-TND only).</p>		
<p>Lot Requirements</p>	<p>RLD</p> <p><i>Minimum lot requirements (width and area).</i> For single-family dwellings the minimum lot requirements (width and area), except as otherwise required for certain other uses, are as follows:</p> <p>(1) Width:</p> <p>(i) RLD-120—120 feet.</p> <p>(ii) RLD-100A—100 feet.</p> <p>(iii) RLD-100B—100 feet.</p> <p>(iv) RLD-90—90 feet.</p> <p>(v) RLD-80—80 feet.</p> <p>(vi) RLD-70—70 feet.</p> <p>(vii) RLD-60—60 feet.</p> <p>(viii) RLD-50—50 feet.</p> <p>(ix) RLD-40—40 feet.</p> <p>(x) RLD-TND—40 feet (requires access</p>	<p><i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures.</i></p> <p>a. <i>Minimum lot width</i>—None.</p> <p>b. <i>Maximum lot coverage by all buildings</i>—Fifty percent (50%).</p> <p>c. <i>Minimum Setback of Principal Structures from Boundary of the Property</i>—Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.</p> <p>d. <i>Maximum height of structures.</i> Forty-five (45) feet.</p>	<p>To allow for flexible interior site design.</p>

	<p>from an alley, or detached garage located behind the home).</p> <p>(xi) RLD-TNH—15 feet; 25 end unit; and See Section 656.414.</p> <p>(2) Area:</p> <p>(i) RLD-120—43,560 square feet.</p> <p>(ii) RLD-100A—21,780 square feet.</p> <p>(iii) RLD-100B—14,000 square feet.</p> <p>(iv) RLD-90—9,900 square feet.</p> <p>(v) RLD-80—8,800 square feet.</p> <p>(vi) RLD-70—7,200 square feet.</p> <p>(vii) RLD-60—6,000 square feet.</p> <p>(viii) RLD-50—5,000 square feet.</p> <p>(ix) RLD-40—4,000 square feet.</p> <p>(x) RLD-TND—4,000 square feet.</p> <p>(xi) RLD-TNH—See Section 656.414.</p> <p><i>Maximum lot coverage by all buildings and structures as listed below. Impervious surface ratios as required by Section 654.129.</i></p> <p>(1) RLD-120—25 percent.</p> <p>(2) RLD-100A, RLD-100B—40 percent.</p> <p>(3) RLD-90, RLD-80, RLD-70—45 percent.</p> <p>(4) RLD-60, RLD-50, RLD-40—50 percent.</p> <p>(5) RLD-TND—65 percent.</p> <p><i>Minimum yard requirements.</i> The minimum yard requirements for all uses and structures are as follows; provided, however that unenclosed front porches may extend five feet into the required front yard setback, and side opening garages may extend five feet into the required front yard setback as long as the garage doors do not face the street in the RLD-120, RLD-100A, RLD-100B, RLD-90, RLD-80, RLD-70, RLD-60, RLD-50, and RLD-40 Zoning Districts.</p> <p>(1) RLD-120:</p> <p>(i) Front—25 feet.</p> <p>(ii) Side—7.5 feet.</p> <p>(iii) Rear—10 feet.</p> <p>(2) RLD-100A:</p> <p>(i) Front—25 feet.</p> <p>(ii) Side—7.5 feet.</p> <p>(iii) Rear—10 feet.</p> <p>(3) RLD-100B:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—7.5 feet.</p> <p>(iii) Rear—10 feet.</p> <p>(4) RLD-90:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—5 feet.</p> <p>(iii) Rear—10 feet.</p> <p>(5) RLD-80:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—5 feet.</p> <p>(iii) Rear—10 feet.</p>		
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	<p>(6) RLD-70: (i) Front—20 feet. (ii) Side—5 feet. (iii) Rear—10 feet.</p> <p>(7) RLD-60: (i) Front—20 feet. (ii) Side—5 feet. (iii) Rear—10 feet.</p> <p>(8) RLD-50: (i) Front—20 feet. (ii) Side—5 feet. (iii) Rear—10 feet.</p> <p>(9) RLD-40: (i) Front—20 feet. (ii) Side—3 feet. (iii) Rear—10 feet.</p> <p>(10) RLD-TND (requires access from an alley or detached garage located behind the home): (i) Front—5 to 20 feet. (ii) Second Front Yard—10 feet. (iii) Side—3 feet. (iv) Rear—10 feet.</p> <p>(11) RLD-TNH: See Section 656.414.</p> <p><i>Maximum height of structures. 35 feet.</i></p>		
<p>Signage</p>	<p>Assembly and institutional uses located in residential zoning districts, other than in historic districts designated under Chapter 307, Ordinance Code—</p> <p>(1) One nonilluminated or externally illuminated monument sign not exceeding 12 square feet in area is permitted; or</p> <p>(2) One nonilluminated or externally illuminated monument sign not exceeding a maximum of 24 square feet in area may be allowed, provided it is specifically authorized in the grant of zoning exception, and further provided that the following performance standards and development criteria are met:</p> <p>(i) The sign shall be located no closer than 50 feet from a residential use located in a residential zoning district and may not be located in a required front yard;</p> <p>(ii) The sign must not exceed eight feet in height;</p> <p>(iii) Illumination associated with the sign must be external, provided that the source of such illumination shall be designed, installed and maintained in a manner which prevents any glare or light from shining onto residentially used property; or</p> <p>(3) One nonilluminated or externally illuminated monument sign not exceeding one square foot in area for each five linear feet of street frontage, per street, to a maximum of 50 square feet, provided the signs are located no closer than 200 feet apart, as measured by a straight line between such signs, and further provided that the sign(s) are located on a street classified as a collector street or higher,</p>	<p>Signage shall be permitted in accordance with Part 13 of the Zoning Code for properties within the PBF-3 zoning district, except as set forth below. The PUD identity, multiple uses, owners, and/or tenants may be identified on all signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity.</p> <p style="text-align: center;">1. Project Identity Monument Signs on Kernan Boulevard.</p> <p>A maximum of two (2) project identity monument signs will be permitted along Kernan Boulevard for the project. These signs may be two sided and internally or externally illuminated. These monument signs will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.</p> <p style="text-align: center;">2. Other Signs.</p> <p>Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of ten (10) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control</p>	<p>To ensure adequate signage that is consistent with similar developments.</p>

	<p>and the following performance standards and development criteria are met:</p> <p>(i) The sign shall be located no closer than 100 feet from a principal residential structure located in a residential zoning district and may not be located in a required front yard;</p> <p>(ii) The sign must be a sign, not exceeding 12 feet in height;</p> <p>(iii) Illumination associated with the sign must be external, provided that the source of such illumination shall be designed, installed and maintained in a manner which prevents any glare or light from shining onto residentially used property.</p> <p>(4) For purposes of this Part assembly and institutional uses shall include, but are not limited to, churches, schools, lodges.</p> <p>(5) These provisions shall not apply to any assembly or institutional use located in a residential zoning district located within a historic district designated under Chapter 307, Ordinance Code. It is intended that signs within residentially zoned areas of historic districts shall be governed by specific provisions within the historic district zoning overlay regulations for the particular district or by Section 656.1303(a) hereinabove, until such time as such regulations are adopted.</p>	<p>Devices with decorative post(s) and finials.</p> <p>Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>Temporary signs such as construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.</p>	
Parking	Part 6 of the Zoning Code.	Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, except that shared parking is permitted to satisfy parking required for multiple uses subject to the review and approval of the Planning and Development Department. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue.	To provide for parking consistent with the marketplace.
Distance Limitations	Part 4 of the Zoning Code.	For permitted uses within the PUD, any and all distance limitations and prohibitions found in Part 4 of the Zoning Code are waived and do not apply with regard to the distance between the residence of a sexual predator and the location of a day care center and/or from applicable uses within this PUD.	This assists the applicant in developing the Property.

IX. PERMISSIBLE USES BY EXCEPTION

All uses permissible by exception in the RLD zoning districts.

X. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit "F."**

XI. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the LDR Suburban land use category. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

FLUE Objective 1.1: Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

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 1.1.18. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Objective 6.3. The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency and Mobility Management System.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities.

H. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. Listed Species Regulations: The Property is less than fifty (50) acres in size, so a listed species survey is not required.

J. Parking Including Loading and Unloading Areas: The PUD provides ample off-street parking.

K. Sidewalks, Trails, and Bikeways: The PUD will comply with the Zoning Code with regards to Sidewalks, Trails, and Bikeways. Furthermore, the location of the PUD contributes to the connectivity and walkability of the area.

EXHIBIT F

PUD name

East Pointe Baptist Church

Total Gross Acreage	22.62 acres	100.00 %
Amount of each different land use by acreage		
Single family	0.00 Acres	0.00 %
Total number of units	0 D.U.	
Multiple family	0.00 Acres	0.00 %
Total number of units	0 D.U.	
Commercial	0.00 Acres	0.00 %
Industrial	0.00 Acres	0.00 %
Other land use	7.62 Acres	33.69 %
Active recreation and/or open space	4.50 Acres	19.89 %
Passive open space, wetlands or ponds	10.50 Acres	46.42 %
Public and/or private right-of-way	0.00 Acres	0.00 %
Maximum coverage of non-residential buildings or structures	492,663 Sq. ft.	50 %