

CrossRoad Church PUD

October 30, 2020

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 167727-0100
- B. Current Land Use Designation: LDR
- C. Current Zoning District: PUD (98-769-E)
- D. Proposed Zoning District: PUD

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

CrossRoad United Methodist Church, Inc. and Seminole Educational Services, LLC (collectively, the “Applicant”) propose to rezone approximately 42.51 acres of property located at the northwest quadrant of Gate Parkway and Shiloh Mill Boulevard from Planned Unit Development (the “Original PUD”) to Planned Unit Development (this “PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for a development that includes the existing church and may include a mix of residential and institutional uses. The PUD allows for the development of such uses in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD shall be developed in accordance with this Written Description and the Conceptual Site Plan dated October 19, 2020, which is attached as **Exhibit 4** to this Ordinance (the “Site Plan”).

The existing church, CrossRoad Church, UMC, and related uses located on the front portion of the Property (the “Church Parcel”) is intended to remain. The rear portion of the property, consisting of approximately 21.31 acres is intended to be developed as a townhome community (the “Residential Parcel”). The middle portion of the property, consisting of approximately 6.26 acres (the “School Parcel”), is intended to be developed as a school. Alternatively, all or a portion of the Residential and/or School Parcel may be used for a reclaimed water treatment/purification facility, along with associated or similar uses (the “Water Facility”). Such a Water Facility would treat/purify reclaimed water such that the reclaimed water will be drinkable. Initially, the Water Facility would be used primarily for education and demonstration purposes. However, it is intended that such a Water Facility would treat and purify reclaimed water to be consumed and used by Jacksonville residents and the Water Facility may be expanded increase the capacity of the facility for such purification. Prior to the use of any portion of the School Parcel and/or the Residential Parcel as the Water Facility, a minor modification to this PUD to approve a site plan for said development shall be required. The Church Parcel, Residential Parcel and School Parcel may each be referred to herein, generally, as a “Parcel.”

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 Urban Development Area. The

PUD shall be developed consistent with the applicable LDR – Urban Area land use category of the 2030 Comprehensive Plan.

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	RPI	PUD	Gate Pkwy, Condominiums
East	LDR	PUD	Single-family, Condominiums
North	LDR	RLD-60	Mobile homes
West	RPI	PUD	Vacant, Wetlands

IV. PERMITTED USES

A. Site Plan and Parcels

The parcel designations on the Site Plan are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. Parcel size, configuration, and boundaries as shown on the Site Plan may be modified as an administrative modification to the PUD, subject to the review and approval of the Planning and Development Department.

The following uses, as described in Sections IV.B, C, D and E below, shall be permitted uses in the Parcels as follows:

In the Church Parcel, church uses and related uses, as described in Sections IV.B below, shall be permitted.

In the School Parcel, school uses and Water Facility uses, as described in Section IV.C and E below, shall be permitted.

In the Residential Parcel, townhomes, school uses and Water Facility uses, as described in Section IV.C, D and E, shall be permitted.

B. Church Uses

1. *Permitted Uses and Structures:*

a. Churches including a rectory, meeting and assembly rooms, classrooms and a nursery for use during church services and activities, and similar uses.

b. Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

c. Recreational facilities.

d. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4 of the Zoning Code.

2. *Permissible Uses and Structures by Exception:*

a. Cemeteries and mausoleums but not funeral homes or mortuaries.

b. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

3. *Permitted Accessory Uses & Structures:* Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.

4. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:*

a. Minimum lot width: None.

b. Maximum lot coverage by all buildings: Forty-five (45) percent.

c. Minimum lot area: None.

d. Minimum yard requirements. The minimum yard requirements for all structures are:

(i) Front: Twenty-five (25) feet.

(ii) Side: Five (5) feet.

(iii) Rear: Ten (10) feet.

e. Maximum height of structure: Seventy-five (75) feet, provided that the height limitations herein contained do not apply to spires, steeples, crosses, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

C. Water Facility Uses

1. *Permitted uses and structures*

a. Reclaimed water treatment/purification facility, along with associated or similar uses.

b. Essential services, including water, sewer, gas, telephone, radio, television and electric, which could include regional service installations such as water pumping or aeration facilities, but not wastewater treatment facilities.

c. Research, education and demonstration facilities associated with other permitted uses.

- d. Libraries, museums, and community centers.
- e. Agricultural, horticultural and forestry uses.
- f. Wetland preservation, mitigation, and restoration, as permitted by applicable regulatory agencies.
- g. Stormwater, surface water management and flood control improvements, as permitted by applicable regulatory agencies.
- h. Watersheds, water reservoirs, control structures and wells.

2. *Permissible Uses and Structures by Exception:*

- a. Cemeteries and mausoleums but not funeral homes or mortuaries.
- b. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- c. Those uses set forth in Section IV.B. above.

3. *Permitted Accessory Uses & Structures:* Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.

4. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:* For the purpose of these requirements, “lot,” “Property” or “Parcel” refers to the School Parcel and/or Residential Parcel, as applicable, unless explicitly stated otherwise.

- a. Minimum lot width: None.
- b. Maximum lot coverage by all buildings: Forty-five (45) percent.
- c. Minimum lot area: None.
- d. Minimum yard requirements: The minimum yard requirements for all structures are:
 - (i) Front: Zero (0) feet.
 - (ii) Side: Zero (0) feet.
 - (iii) Rear: Zero (0) feet.
- e. Minimum Setback of Principal Structures from Boundary of the applicable Parcel: Twenty (20) feet, except that the minimum setback shall be thirty (30) feet along the eastern boundary of the Property.
- f. Maximum height of structures: Forty-five (45) feet, provided, however, height may be unlimited where all required property boundary setbacks are increased by

one (1) foot for each three (3) feet of building height or fraction thereof in excess of forty-five (45) feet. The height limitations herein contained do not apply to spires, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

D. Townhomes¹

1. *Permitted uses and structures.*

- a. Townhomes/carriage homes (fee simple, condominium ownership, or rental).
- b. Leasing/sales/management offices, models, and similar uses.
- c. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.
- d. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.
- e. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.
- f. Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.
- g. Mail center.
- h. Carwash (self) area for residents.
- i. Live-work uses, subject to the provisions of Part 4 of the Zoning Code.
- j. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.
- k. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.

¹ Subject to any private restrictions on the timing of the residential development.

1. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Townhome use.* For the purpose of these requirements, “lot” or “Property” refers to the Future Development Parcel, unless explicitly stated otherwise. These requirements permit at least three types of townhome configurations: front street access with garages; front street access with common parking; and rear alley access.

a. *Minimum lot width.*—Fifteen (15) feet; for end units, twenty-five (25) feet.

b. *Maximum gross density*—Seven (7) units per acre.

c. *Maximum lot coverage by all buildings*— Seventy-five (75) percent.

(i) *Minimum yard requirements.* The minimum yard requirements for all structures are:

(a) Front—20 feet, if front street access with garage; 10 feet, if garage access is from the rear.

(b) Side— 0 feet; 5 feet for end units.

(c) Rear— 10 feet.

(ii) *Minimum Lot Area*—1,300 square feet.

(iii) *Maximum height of structure.* Forty (40) feet.

3. *Alley Access.* Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot right of way if two-way and a ten (10) foot right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.

4. *Patios/porches.* Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the Minimum Setback from the Property Boundary, but shall not be located within five (5) feet of any right-of-way.

5. *Number of units in building.* Up to twelve (12) units shall be permitted in any single townhome building. For purposes of clarification, there is no required minimum distance between townhome buildings.

E. School Uses

1. *Permitted uses and structures*

- a. Schools, and related uses, meeting the performance standards and development criteria set forth in Section IV.E.5 below.
- b. Parks, playgrounds, playfields and recreational and community structures, which support school uses.
- c. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth Part 4 of the Zoning Code (“Part 4”).

2. *Permissible Uses and Structures by Exception:*

- a. Cemeteries and mausoleums but not funeral homes or mortuaries.
- b. Those uses set forth in Section IV.B. above.

3. *Permitted Accessory Uses & Structures:* Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.

4. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:* For the purpose of these requirements, “lot,” “Property” or “Parcel” refers to the School Parcel and/or Residential Parcel, as applicable, unless explicitly stated otherwise.

- a. Minimum lot width: None.
- b. Maximum lot coverage by all buildings: Forty-five (45) percent.
- c. Minimum lot area: None.
- d. Minimum yard requirements: The minimum yard requirements for

all structures are:

- (i) Front: Zero (0) feet.
- (ii) Side: Zero (0) feet.
- (iii) Rear: Zero (0) feet.

e. Minimum Setback of Principal Structures from Boundary of the applicable Parcel: Twenty (20) feet, except that the minimum setback shall be thirty (30) feet along the eastern boundary of the Property.

f. Maximum height of structures: Fifty (50) feet, provided, however, height may be unlimited where all required property boundary setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of fifty (50) feet. The height limitations herein contained do not apply to spires, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be place above the roof level and not intended for human occupancy.

5. *Performance Standards for Schools:*

a. All recreational areas and playing fields shall provide a six-foot high visual barrier, not less than 95 percent opaque, where adjoining residential properties.

b. Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.

c. The site plan showing traffic circulation, including bus and/or automobile drop-off and pick-up, recreation and/or playground area, existing and proposed parking area, structures and total enclosed area of each building and existing and proposed signage and landscaping shall be submitted to the Planning and Development Department and the City Traffic Engineer for review and approval and also to insure that access to the site will not result in undue traffic congestion. Traffic circulation, including bus and/or automobile drop-off and pick-up, may take place, in part, on the Church Parcel.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access/Traffic Circulation

Access will be provided as shown on the PUD Conceptual Site Plan via Gate Parkway, Shiloh Mill Boulevard and an internal access road, which may be private or dedicated, subject to applicable requirements. Access to the School Parcel for a school will be provided via Gate Parkway over the western portion of the Church Parcel, with any required consents from the owner(s) of the Church Parcel.

As shown on the Site Plan, (i) all pick-up and drop-off traffic for the proposed school must enter on the west side of the Church Parcel, and not on Shiloh Mill Blvd., (ii) pick-up and drop-off traffic for the proposed school may exit on either Shiloh Mill Blvd. or on the west side of the Church Parcel, and (iii) the internal circulation road at the front of the proposed school will be open to two-way traffic, but the portion of such road in front of the play field will only be open to one-way traffic. Additionally, traffic cones shall be placed in the areas marked with an "X" on the Site Plan to block access through such areas during school pick-up and drop-off hours.

The locations and design of the access points, turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connections, and internal drives shall be subject to the review and approval of the Planning and Development Department.

B. Recreation/Open Space

To the extent applicable, active recreation will be provided with the amenity/recreation areas pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses. Notwithstanding anything to the contrary herein, to the extent that the Church Parcel was originally developed in compliance with the Original PUD, this PUD is not intended to impose stricter requirements. By way of example and not limitation, to the extent that the parking areas on the Church Parcel were originally landscaped in accordance with applicable requirements, stricter parking area landscape requirements shall not apply until such time as the Church Parcel is completely redeveloped.

1. *Buffers*

The City’s Zoning Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required, including, but not limited to residential uses and the internal access road, whether private or dedicated.

2. *Eastern Boundary*

A minimum thirty (30) foot landscaped buffer shall be provided along the eastern boundary of the Property meeting the requirements of Section 656.1216(b) of the Zoning Code. Notwithstanding the foregoing, to the extent that existing vegetation within said buffer area complies with the opacity and tree count provisions of Section 656.1216(b), said existing vegetation may remain as a part of said buffer and in lieu of additional plantings.

D. Signage

Multiple uses, owners, and/or tenants may be identified on 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. Signs may be externally illuminated.

1. Gate Parkway: Church Parcel: Identity Monument Signs.

One (1) identity monument sign is permitted on Gate Parkway for the Church Parcel. This sign may be two sided and/or externally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.

This monument sign will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

2. Gate Parkway: School Parcel and Residential Parcel Identity Monument

Sign.

One (1) identity monument sign is permitted on Gate Parkway for the Residential Parcel and/or School Parcel. This sign may be two sided and/or externally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.

This monument sign will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

3. Shiloh Mill Boulevard: School Parcel and Residential Parcel Identity Monument Sign.

One (1) identity monument sign is permitted on Shiloh Mill Boulevard for the Residential Parcel and/or School Parcel. This sign may be two sided and/or externally illuminated, and may be located within the median of the internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.

This monument signs will not exceed ten (10) feet in height and forty-eight (48) square feet (each side) in area.

4. Signage on Internal Access Road

Identity signs will be permitted along the internal access road (whether private or dedicated) for the uses, owners, and tenants within the PUD. These signs may be two sided and/or externally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared sign.

These signs will not exceed eight (8) feet in height and twenty (24) square feet (each side) in area.

5. Other Signs.

Internal directional signs indicating major buildings, major tenants, 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. For pedestrian directional signage, such as “informational side walk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of eight (8) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

6. General Provisions Governing All Monument Signage

a. All monument signs on the same lot must be a minimum of one-hundred (100) feet apart; provided, however, that this minimum distance shall not apply to the distance between a sign for residential use and a sign for non-residential use.

b. As a part of verification of substantial compliance with this PUD, prior to commencement of each use which proposes a monument sign, the applicant for that use shall submit a plan showing the location, height, size and design of the proposed monument sign to the Planning and Development Department for its review and approval for consistency with this PUD.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)
Church Parcel Monument Sign	On Gate Pkwy	1	50	15
School Parcel and Residential Parcel Sign	On Gate Pkwy	1	50	15
School Parcel and Residential Parcel Sign	On Shiloh Mill Boulevard	1	48	10
Internal Access Road Signs	Internal Access Road	N/A	24	8
Internal Directional Signage	Project Wide	N/A	8	8

E. Architectural Guidelines.

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

F. Construction offices/model units/real estate rental or sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

G. 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.

H. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended. Public traditional school or charter school parking may be provided in accordance with the State Requirements for Educational Facilities (S.R.E.F.). Notwithstanding anything to the contrary herein, to the extent that the Church Parcel was originally developed in compliance with the Original PUD, this PUD is not intended to impose stricter requirements. Therefore, to the extent that parking was originally in accordance with applicable requirements, stricter parking requirements shall not apply until such time as the Church Parcel is completely redeveloped.

I. Lighting

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

J. Stormwater Retention

Stormwater facilities will be constructed in accordance with applicable regulations.

K. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on March 19, 2020.

VII. JUSTIFICATION FOR THE PUD REZONING

This PUD allows for a mix of compatible uses on the property that would not otherwise be permitted together in a conventional zoning district. The proposed school and residential uses will provide important services and diverse housing product to this area, within innovative site planning principles incorporated in the proposed development. Furthermore, this PUD allows for the possible development of the Water Facility, which would be an innovative facility that would not only treat/purify reclaimed water but would also provide a valuable educational resource to the community.

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 this Written Description and the Site Plan; it provides for site-specific access requirements; it requires an increased buffer along the eastern boundary of the Property; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; and, it provides for site-specific signage requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Uses	See Original PUD – Generally, church and educational uses	<p>A. <u>Church Uses</u></p> <p>1. <i>Permitted Uses and Structures:</i></p> <p>a. Churches including a rectory, meeting and assembly rooms, classrooms and a nursery for use during church services and activities, and similar uses.</p> <p>b. Day care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>c. Recreational facilities.</p> <p>d. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4 of the Zoning Code.</p> <p>2. <i>Permissible Uses and Structures by Exception:</i></p> <p>a. Cemeteries and mausoleums but not funeral homes or mortuaries.</p> <p>b. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>3. <i>Permitted Accessory Uses & Structures:</i> Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.</p> <p>B. <u>Water Facility Uses</u></p> <p>1. <i>Permitted uses and structures</i></p> <p>a. Reclaimed water treatment/purification facility, along with associated or similar uses.</p> <p>b. Essential services, including water, sewer, gas, telephone, radio, television and electric, which could include regional service installations such as water pumping or aeration facilities, but not wastewater treatment facilities.</p> <p>c. Research, education, and demonstration facilities associated with other permitted uses.</p> <p>d. Libraries, museums, and community centers.</p> <p>e. Agricultural, horticultural and forestry uses.</p> <p>f. Wetland preservation, mitigation, and restoration, as permitted by applicable regulatory agencies.</p> <p>g. Stormwater, surface water management and flood control improvements, as permitted by applicable regulatory agencies.</p> <p>h. Watersheds, water reservoirs, control structures and wells.</p> <p>2. <i>Permissible Uses and Structures by Exception:</i></p> <p>a. Cemeteries and mausoleums but not funeral homes or mortuaries.</p> <p>b. Those uses set forth in Section IV.B. above.</p> <p>3. <i>Permitted Accessory Uses & Structures:</i> Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.</p> <p>C. <u>Townhomes</u></p> <p>1. <i>Permitted uses and structures.</i></p> <p>a. Townhomes/carriage</p>	To allow for the mixed-use development of the property with compatible uses.

		<p>homes (fee simple, condominium ownership, or rental).</p> <p>b. Leasing/sales/management offices, models, and similar uses.</p> <p>c. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.</p> <p>d. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.</p> <p>e. Mail center.</p> <p>f. Carwash (self) area for residents.</p> <p>g. Live-work uses, subject to the provisions of Part 4 of the Zoning Code.</p> <p>h. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.</p> <p>i. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>j. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>School Uses <i>Permitted uses and structures</i></p> <p>A. Schools, and related uses, meeting the performance standards and development criteria set forth in Section IV.A.4 below.</p> <p>B. Playgrounds, playfields and recreational and community structures, which support school uses.</p> <p>C. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth Part 4 of the Zoning Code (“Part 4”).</p> <p><i>Permissible Uses and Structures by Exception:</i></p> <p>A. Cemeteries and mausoleums but not funeral homes or mortuaries.</p> <p>B. Those uses set forth in Section IV.B. above.</p> <p><i>Permitted Accessory Uses & Structures:</i> Accessory uses and structures are permitted</p>	
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		meeting the criteria of Section 656.403, Zoning Code.	
Lot Requirements	<p>The Original PUD (for Church Uses):</p> <ul style="list-style-type: none"> - Maximum Lot Coverage – 35% <p>Townhomes (656.414)</p> <p>(1) <i>Minimum lot width</i> : - 15 feet; 25 feet for end units.</p> <p>(2) <i>Minimum lot area</i>: - 1,500 square feet.</p> <p>(3) <i>Maximum lot coverage by all buildings</i> : - 70 percent.</p> <p>(4)<i>Maximum yard requirements</i>:</p> <p>(a) Front - 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley.</p> <p>(b) Side - 0 feet; 10 feet for end units.</p> <p>(c) Rear - 10 feet.</p> <p>(5) <i>Maximum height of structures</i>. 35 feet.</p> <p>PBF-3 (Institutional Uses):</p> <p><i>Minimum lot requirements (width and area)</i>.</p> <p>(1) Width—100 feet.</p> <p>(2) Area—10,000 square feet.</p> <p><i>Minimum yard requirements</i>.</p> <p>(1) Front—20 feet.</p> <p>(2) Side—Ten feet.</p> <p>(3) Rear—Ten feet.</p> <p>(f) <i>Maximum height of structures</i>. 35 feet; provided, however, that height maybe unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.</p> <p>(g) <i>Maximum lot coverage by all buildings</i>. 60 percent. <i>Impervious surface ratio</i> as required by Section 654.129.</p>	<p>For Church Uses</p> <ul style="list-style-type: none"> - Maximum Lot Coverage 45% <p>Townhomes:</p> <p><i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Townhome use.</i> For the purpose of these requirements, “lot” or “Property” refers to the Future Development Parcel, unless explicitly stated otherwise. These requirements permit at least three types of townhome configurations: front street access with garages; front street access with common parking; and rear alley access.</p> <p><i>Minimum lot width</i>.—Fifteen (15) feet; for end units, twenty-five (25) feet.</p> <p><i>Maximum gross density</i>—Seven (7) units per acre.</p> <p><i>Maximum lot coverage by all buildings</i>—Seventy-five (75) percent.</p> <p><i>Minimum yard requirements</i>. The minimum yard requirements for all structures are:</p> <p>Front: 20 feet, if front street access with garage; 10 feet, if garage access is from the rear.</p> <p>Side— 0 feet; 5 feet for end units.</p> <p>Rear— 10 feet.</p> <p><i>Minimum Lot Area</i>—1,300 square feet.</p> <p><i>Maximum height of structure</i>. Forty (40) feet.</p> <p><i>Alley Access</i>. Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot right of way if two-way and a ten (10) foot right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.</p> <p><i>Patios/porches</i>. Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the Minimum Setback from the Property Boundary, but shall not be located within five (5) feet of any right-of-way.</p> <p><i>Number of units in building</i>. Up to twelve (12) units shall be permitted in any single townhome building. For purposes of clarification, there shall be no required minimum distance between townhome buildings.</p>	<p>For Church Uses: Due to the reduction in size of the Church Parcel compared to the Original PUD.</p> <p>For Townhomes: To allow for flexible townhome design within the interior of the mixed use property.</p> <p>For the Water Facility: To allow for flexible development of the Water Facility within the interior of the mixed use property.</p> <p>For School Uses: To allow for flexible development of school uses within the interior of the mixed use property.</p>

		<p>Water Facility:</p> <p><i>Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:</i> For the purpose of these requirements, “lot,” “Property” or “Parcel” refers to the School Parcel and/or Residential Parcel, as applicable, unless explicitly stated otherwise.</p> <p>Minimum lot width: None.</p> <p>Maximum lot coverage by all buildings: Forty-five (45) percent.</p> <p>Minimum lot area: None.</p> <p>Minimum yard requirements: The minimum yard requirements for all structures are:</p> <p>Front: Zero (0) feet. Side: Zero (0) feet. Rear: Zero (0) feet.</p> <p>Minimum Setback of Principal Structures from Boundary of the applicable Parcel: Twenty (20) feet, except that the minimum setback shall be thirty (30) feet along the eastern boundary of the Property.</p> <p>Maximum height of structures: Forty-five (45) feet, provided, however, height may be unlimited where all required property boundary setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of forty-five (45) feet. The height limitations herein contained do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.</p> <p>School Uses:</p> <p><i>Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:</i> For the purpose of these requirements, “lot,” “Property” or “Parcel” refers to the School Parcel and/or Residential Parcel, as applicable, unless explicitly stated otherwise.</p> <p>Minimum lot width: None.</p> <p>Maximum lot coverage by all buildings: Forty-five (45) percent.</p> <p>Minimum lot area: None.</p> <p>Minimum yard requirements: The minimum yard requirements for all structures are:</p> <p>Front: Zero (0) feet. Side: Zero (0) feet. Rear: Zero (0) feet.</p>	
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		<p>Minimum Setback of Principal Structures from Boundary of the applicable Parcel: Twenty (20) feet, except that the minimum setback shall be thirty (30) feet along the eastern boundary of the Property.</p> <p>Maximum height of structures: Fifty (50) feet, provided, however, height may be unlimited where all required property boundary setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of fifty (50) feet. The height limitations herein contained do not apply to spires, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be place above the roof level and not intended for human occupancy.</p>	
<p>Performance Standards for Schools</p>	<p>§656.401(t):</p> <p>(1) The minimum lot size shall be two acres. The site shall be adequate in size to accommodate the number of students proposed and shall contain adequate space for recreation and/or playground area and a parking area sufficient to accommodate the number of parking spaces required by the Zoning Code.</p> <p>(2) All recreational areas and playing fields shall provide a six-foot high visual barrier, not less than 95 percent opaque, where adjoining residential properties.</p> <p>(3) Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.</p> <p>(4) The site plan showing internal traffic circulation, including bus and/or automobile drop-off and pick-up, recreation and/or playground area, existing and proposed parking area, structures and total enclosed area of each building and existing and proposed signage and landscaping shall be submitted to the Planning and Development Department and the City Traffic Engineer for review and approval and also to insure that access to the site will</p>	<p>(1) All recreational areas and playing fields shall provide a six-foot high visual barrier, not less than 95 percent opaque, where adjoining residential properties.</p> <p>(2) Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.</p> <p>(3) The site plan showing traffic circulation, including bus and/or automobile drop-off and pick-up, recreation and/or playground area, existing and proposed parking area, structures and total enclosed area of each building and existing and proposed signage and landscaping shall be submitted to the Planning and Development Department and the City Traffic Engineer for review and approval and also to insure that access to the site will not result in undue traffic congestion. Traffic circulation, including bus and/or automobile drop-off and pick-up, may take place, in part, on the Church Parcel.</p>	<p>To ensure that a school may be developed on the School Parcel, as currently configured.</p>

	not result in undue traffic congestion.		
Buffers	Part 6 of the Zoning Code would require no buffer along the northern boundary of the Property	<p>Increased buffering along the eastern boundary.</p> <p>Removed need for interior uncomplimentary buffers.</p> <p>Ensured existing landscaping of the Church Parcel is compliant.</p>	<p>To ensure compatibility with adjacent residential neighborhoods.</p> <p>Due to the mixed use nature of the Property.</p> <p>Due to the pre-existing development of the Church Parcel.</p>
Signage	<p>The Original PUD: See Section 3(b) of the Original PUD ordinance.</p> <p>656.1303(a):</p> <p>(a) <i>Residential zoning districts:</i></p> <p>(1) RR, RLD, RMD-A and RMD-B zoning districts—</p> <p>(i) One nonilluminated sign not exceeding a maximum of one square foot in area and mounted flat against the wall of the building or structure is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(ii) One nonilluminated sign not exceeding a maximum of 24square feet in area may be allowed, provided it is specifically authorized in the grant of exception, unless otherwise specifically prohibited in the Zoning Code.</p> <p>656.1303(b)</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</p>	<p>Multiple uses, owners, and/or tenants may be identified on 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. Signs may be externally illuminated.</p> <p><u>Gate Parkway: Church Parcel: Identity Monument Signs.</u></p> <p>One (1) identity monument sign is permitted on Gate Parkway for the Church Parcel. This sign may be two sided and/or externally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.</p> <p>This monument sign will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.</p> <p><u>Gate Parkway: School Parcel and Residential Parcel Identity Monument Sign.</u></p> <p>One (1) identity monument sign is permitted on Gate Parkway for the Residential Parcel and/or School Parcel. This sign may be two sided and/or externally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.</p> <p>This monument sign will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.</p> <p><u>Shiloh Mill Boulevard: School Parcel and Residential Parcel Identity Monument Sign.</u></p> <p>One (1) identity monument sign is permitted on Shiloh Mill Boulevard for the Residential Parcel and/or School Parcel. This sign may be two sided and/or externally illuminated, and may be located within the median of the internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.</p> <p>This monument signs will not exceed ten (10) feet in height and forty-eight (48) square feet (each side) in area.</p>	<p>To ensure adequate signage that is consistent with surrounding developments.</p>

<p>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, 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><u>Signage on Internal Access Road</u></p> <p>Identity signs will be permitted along the internal access road (whether private or dedicated) for the uses, owners, and tenants within the PUD. These signs may be two sided and/or externally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared sign.</p> <p>These signs will not exceed eight (8) feet in height and twenty (24) square feet (each side) in area.</p> <p><u>Other Signs.</u></p> <p>Internal directional signs indicating major buildings, major tenants, 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. For pedestrian directional signage, such as “informational side walk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of eight (8) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such 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><u>General Provisions Governing All Monument Signage</u></p> <p>All monument signs on the same lot must be a minimum of one-hundred (100) feet apart; provided, however, that this minimum distance shall not apply to the distance between a sign for residential use and a sign for non-residential use.</p> <p>As a part of verification of substantial compliance with this PUD, prior to commencement of each use which proposes a monument sign, the applicant for that use shall submit a plan showing the location, height, size and design of the proposed monument sign to the Planning and Development Department for its review and approval for consistency with this PUD.</p>	
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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. Public traditional school or charter school parking may be provided in accordance with the State Requirements for Educational Facilities (S.R.E.F.). Notwithstanding anything to the contrary herein, to the extent that the Church Parcel was originally developed in compliance with the Original PUD, this PUD is not intended to impose stricter requirements. Therefore, to the extent that parking was originally in accordance with applicable requirements, stricter parking requirements shall not apply until such time as the Church Parcel is completely redeveloped.	To ensure that this PUD does not cause the existing church use to become nonconforming.
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

IX. NAMES OF DEVELOPMENT TEAM

Owner: CrossRoad United Methodist Church, Inc.

Developer: Seminole Educational Facilities, LLC

Planner/Engineer: Haskell

X. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit "F."** Acreages in Exhibit F are approximate.

XI. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the LDR Urban Area land use category.

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

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 and will provide active recreation for all residential uses consistent with the Zoning Code

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: Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended. Public traditional school or charter school parking may be provided in accordance with the State Requirements for Educational Facilities (S.R.E.F.). Notwithstanding anything to the contrary herein, to the extent that the Church Parcel was originally developed in compliance with the Original PUD, this PUD is not intended to impose stricter requirements. Therefore, to the extent that parking was originally in accordance with applicable requirements, stricter parking requirements shall not apply until such time as the Church Parcel is completely redeveloped.

K. Sidewalks, Trails, and Bikeways: The PUD will provide for pedestrian and bicycle connectivity and recreational trails consistent with the City of Jacksonville Ordinance Code and the 2030 Comprehensive Plan. Additionally, a 5' sidewalk will be provided on the west side of the new internal access road connecting to Shiloh Mill Boulevard, as shown on the Site Plan.