

CURRENT PLANNING DIVISION



May 7, 2015

The Honorable Clay E. Yarborough, President  
The Honorable Ray E. Holt, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2015-239**

**Application for: Islamic Community Mosque PUD**

Dear Honorable Council President Yarborough, Honorable Council Member and LUZ Chairperson Holt and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

● Recommendation by JPDD:             Approve     Approve with Conditions     Deny

● Recommendation by PC to LUZ:     Approve     Approve with Conditions     Deny

● PC Vote:                                    8-0

● PC Commentary:            There was one citizen in opposition. He indicated there were many professional offices and the food truck on the adjacent property was detrimental to his business. He also complained about the temporary signage in conjunction with the food truck.  
The commissioners did express concern about the food truck and proposed condition #3.

**PLANNING & DEVELOPMENT DEPARTMENT**

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagan, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S. Lisa King, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lara Diettrich, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nate Day	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry Friley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marvin Hill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tony Robbins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

● This rezoning is subject to the following exhibits:

1. The original legal description dated December 5, 2014.
2. The original written description dated March 5, 2015.
3. The original site plan dated March 5, 2015.
4. The Development Services Division Memorandum dated April 24, 2015 or as otherwise approved by the Planning and Development Department.

● Recommended Planning Commission Conditions\* to the Ordinance:

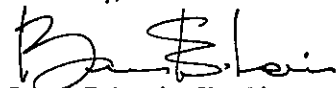
1. Ground signage shall be limited to 12 feet in maximum height.
2. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candles (f.c.) when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide or compact fluorescent. The maximum light pole height in all parking areas should not exceed twenty feet (20'- 0"). An exterior lighting design plan for the parking lot between Oakdale Avenue and Hillcrest Avenue, including a photometrics plan and pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
3. There shall be no more than one (1) food truck on the property and no more than two (2) food trucks for more than seven (7) days a year.

\*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strikethrough~~.

● Recommended PC Conditions that can be incorporated into the Written Description:

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis, City Planner Supervisor  
 Planning and Development Department

**PLANNING & DEVELOPMENT DEPARTMENT**

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2015-0239**  
**TO PLANNED UNIT DEVELOPMENT**

**MAY 7, 2015**

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 2015-0239 to Planned Unit Development.

***Location:*** 4723, 0 Pinedale Avenue  
2107, 2109, 2129, 2131 2155 Art Museum Drive  
4831, 4837, 4817, 4822, 0 Oakdale Avenue  
Northeast of Art Museum Drive, between Hillcrest Avenue  
and Ridgewood Avenue.

***Real Estate Numbers:*** 136769 0000  
136773 0000  
136774 0000  
136775 0000  
136777 0010  
136779 0000  
136780 0000  
136785 0000  
136785 0000  
136786 0000  
136787 0000

***Current Zoning District:*** Commercial Office (CRO), Planned Unit Development  
(PUD 2004-616-E)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Residential Professional Institutional (RPI), Community  
General Commercial (CGC)

***Planning District:*** Greater Arlington and the Beaches, District 2

***Planning Commissioner:*** Anthony S. Robbins

***City Council District:*** The Honorable Don Redman, District 4  
***Applicant/Agent:*** Gary Richard Crumley

405 17<sup>th</sup> Avenue North  
Jacksonville Beach, Florida 32250

**Owner:**

Al-Hajj Feriz Delkic  
Islamic Community of Bosniaks "Al-Hajj Feriz Delkik"  
Jacksonville, Inc.  
2132 Art Museum Drive  
Jacksonville, Florida 32207

**Staff Recommendation:**

**APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2015-0239** seeks to rezone approximately 3.07± acres of land from CRO and PUD to PUD. The rezoning to PUD is being sought for the purpose of accommodating an increase in the property holdings of the Al-Hajj Feriz Delkic Bosniak Islamic Community campus, and to describe future land use plans for development. The Community Center owns several parcels north and east of Art Museum Drive, and adjacent to local roads such as Pinedale Avenue, Oakdale Avenue, and Hillcrest Avenue. The applicant wishes to expand the campus like setting of the community center by incorporating additional lands into the existing PUD (2004-616-E). This PUD application gives a comprehensive description of all allowed current and future uses on the property, and provides site plan for each of these parcels. In addition to the house of worship, community center and maintenance buildings, the campus will retain the open recreation space and adjacent recreation facility between Pinedale and Oakdale Avenues, and include a medical office, a bakery, and a law office on Art Museum Drive, and a proposed residence for clergy on Pinedale Avenue. New parking areas that meet the requirements of Part 6, and landscaping that meets Part 12 will be added to the campus. There will be no significant demolition of structures; rather, improvement of many of the existing structures, addition of parking and landscaping, and addition of community amenities.

**CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

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

Yes. The Planning and Development Department finds that the subject property is located in the Residential Professional Institutional (RPI) functional land use category and Community General Commercial (CGC) 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 Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, professional office, and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses, although it may also provide a transition between industrial and residential uses when industrial uses pose no health or safety risks to residents. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

The CGC category provides for a range of secondary and supporting institutional uses, including churches and community center uses. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

A review of the proposed PUD by the Community Planning Division in their memorandum dated April 28, 2015 revealed the following comments:

*Ordinance 2015-239 is a PUD within the CGC and RPI land use categories within the Urban Development Boundary and proposes a campus like setting for the Islamic Community of Bosniaks. The site is approximately 3.07 acres. In review of the Master Plan and Written Description for the PUD, the proposed mix of uses and size of buildings are consistent with the CGC and RPI land use category descriptions and fall within the allowable densities and intensities for each category, as appropriate.... The PUD 2015-239 as presented is consistent with the 2030 Comprehensive Plan and RPI and CGC land use category descriptions..."*

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

Yes. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

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

No. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

Furthermore, 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 as follows:

*(1) Consistency with the 2030 Comprehensive Plan*

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code*, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Residential Professional Institutional (RPI) and Community General Commercial (CGC).

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan including the following goals, objectives and policies:

**F.L.U.E. Policy 1.1.8** Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

**F.L.U.E. Policy 1.1.9** Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

**F.L.U.E. GOAL 3** To achieve a well-balanced and organized combination of residential, nonresidential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

**F.L.U.E. Objective 3.2** Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained therein.

*(2) Consistency with the Concurrency and Mobility 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 Management System Office (CMSO) prior to development approvals.

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for primarily institutional and community center uses along with limited single-family residences subordinate the primary use. 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 streetscape:

The PUD provides for a common scheme for improvement, addition of amenities to the campus, and limited redevelopment. The appearance of the facility will be improved along the main collector road, Art Museum Drive and along two local streets, Oakdale Avenue and Hillcrest Avenue, with the construction of stabilized parking and new landscaping.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:

The PUD provides continuation of the recreation and open space use between Pinedale Avenue and Oakdale Avenue.

The use of existing and proposed landscaping:

The project will be required to meet the minimal standards set forth in Section 656, Part 12. Landscape permitted along Art Museum Drive may be allowed to be less than 10 feet as required by the Code to accommodate the existing parking, and where the internal proposed cul-de-sac internal occurs.

The treatment of pedestrian ways:

The project will be required to have an internal and external pedestrian sidewalk system that meets the requirements of the Comprehensive Plan. A detailed sidewalk plan was not submitted with the PUD application.

Traffic and pedestrian circulation patterns:

Access to the properties will be through several points along Art Museum Drive, Pinedale Avenue, Oakdale Avenue, and Hillcrest Avenue, subject to final review and approval of the City's Traffic Engineer.

A review of the proposed site plan and written description by the Development Services in their memorandum dated April 24, 2015 revealed the following comments:

1. *Parking areas shall comply with Section 656.607 for drive aisle & sidewalk widths & parking space dimensions.*

2. *Any proposed parallel parking in the City right-of-way shall be concrete or asphalt and meet City design standards. Any proposed angled parking in the City right-of-way requires approval from City Engineer and if approved, shall be concrete or asphalt and meet City design standards.*
3. *Sidewalks shall be provided in accordance with the 2030 Comprehensive Plan and Land Development Procedures Manual. Sidewalk shall be provided when site improvements trip the 50% square footage or value threshold.*
4. *Mid-block pedestrian crosswalk requires approval from the Traffic Engineer. The applicant shall submit a midblock crosswalk plan to Traffic Engineer that includes pedestrian actuated Rectangular Rapid Flash Beacons (RRFB).*
5. *Signs, fence, wall and landscaping shall be located so that horizontal line of sight is not obstructed. Use FDOT Design Standards Index 546.*

The use and variety of building setback lines, separations, and buffering:

Applicant provides setback requirements for all parcels; a front yard setback of 20 feet, side yard setback of 0 feet, and a rear yard setback of 10 feet. Distance between buildings shall be no less than 10 feet and the maximum height of all structures on campus will be no greater than 35 feet. Setbacks and height restrictions proposed are consistent and compatible with surrounding residential, commercial office, and institutional uses.

The particular land uses proposed and the conditions and limitations thereon:

Applicant proposes land uses permitted or permitted by exception in the RPI functional land use category such as medical and dental office, professional business offices, libraries, essential services, churches and ancillary uses, art galleries, music and arts studios, and supporting residential uses for visiting clergy. Food truck services shall be permitted on all parcels within the PUD. This is generally consistent with the uses approved under the terms of the current PUD. Permissible uses by Zoning Exception include service establishments such as cosmetology and restaurant uses, and similar uses limited to 50% of the overall floor area, day cares, and establishments which sell beer, wine, or alcohol for on-premises consumption.

Signage:

The applicant has provided a comprehensive signage package that is consistent with the CO and CRO Zoning Districts. Applicant proposes a maximum height of 15 feet in height for new signs. Staff is of the opinion that a maximum height of 12 feet for monument style ground signage is sufficient.

*(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 in an area where residential, office, commercial and institutional uses function as a mixed-use development. The expansion of the mosque and community center development at



this location complements the existing residential, various office and surrounding commercial uses.

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(s)
North	RPI	CRO	Professional Office, Single-family
East	RPI	PUD (2002-164-E)	Funeral Home, Single-family
South	RPI	CRO	Multi-family
West	RPI	CRO, PUD (2010-124-E)	Professional Office, Multi-family, Single-family, wooded

*(6) Intensity of Development*

The PUD is appropriate at this location with specific reference to the following:

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses:

Uses proposed in the PUD are generally compatible with those uses permitted by right and by exception in the CO and CRO Zoning Districts. Surrounding uses include residential, professional office, and multi-family. An existing 6 feet tall wood, 100% opaque fence separates the property from the adjacent funeral home use to the north-east.

The existing residential density and intensity of use of surrounding lands:

The use is consistent with the residential density and intensity of surrounding lands. Many surrounding lots are .10 acres, 50 feet wide by 100 feet deep. The PUD provides residential accommodation for visiting clergy adjacent to existing residential uses.

The availability and location of utility services and public facilities and services:

The site is served by city sewer and water.

The amount and size of open spaces, plazas, common areas and recreation areas:

The PUD provides a comprehensive plan for recreation and open space programming.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

A review of the proposed site plan and written description by the Transportation Planning Division of the Planning Department in their memorandum dated April 24, 2015 revealed the following comments:

*Art Museum Drive, from Atlantic Boulevard to Beach Boulevard, is the directly accessed functionally classified roadway. Art Museum Drive is a 2-lane undivided class II collector in this vicinity and is currently operating at an acceptable LOS C. Art Museum Drive segments have a maximum daily service volume of 14,040 vpd and a 2014 daily traffic volume of 3,486. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.*

*This proposal is for 18,212 square feet of ITE 435 Recreational Facility and 5,218 square feet of ITE 560 Church, which would generate a total of 153 vpd and does not exceed the amount of allowable trip generation for this property.*

*(ITE 435 Recreational Facility – 18,212 square feet)  
(ITE 560 Church – 5,218 square feet)*

*(7) Usable open spaces plazas, recreation areas.*

A total of 0.77 acres of open and active recreation space including the cottage adjacent to the existing open space will be provided for the patrons and members of the mosque and community center. The properties surrounding the mosque and community center building are well wooded with various species of shade and evergreen trees.

*(8) Impact on wetlands*

Surveying of a 2004 Geographical Information Systems shape file did not identify any wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(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.*

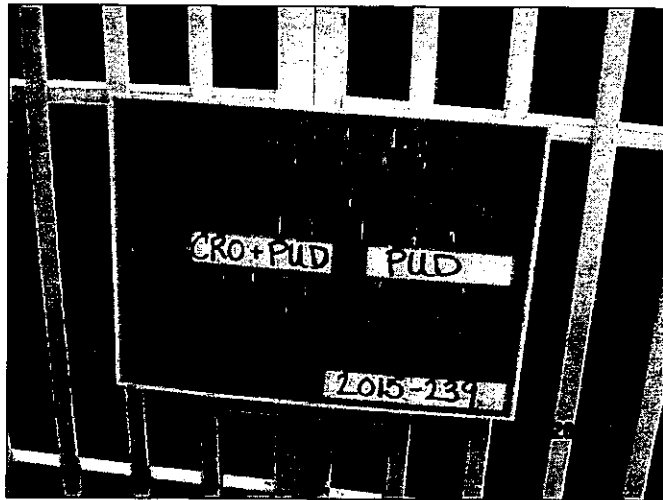
The site is required to be developed in accordance with Part 6 of the Zoning Code. There will be a total of 5 buildings served by the parking facilities provided in the PUD. Up to a total of 64 off-street parking spaces will be built on-site to accommodate a total demand of 157 parking spaces. A shared parking agreement is in effect between the Community Center and neighboring property. On-street parallel parking will be provided per review and approval of the City. Bicycle parking will be provided onsite as well.

*(11) Sidewalks, trails, and bikeways*

The project will contain an internal pedestrian system that meets the 2030 Comprehensive Plan. There will also be external sidewalks as required.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on April 28, 2015, the required Notice of Public Hearing sign was posted.



*Source: Staff, Planning and Development Department  
Date: April 28, 2015*

**RECOMMENDATION**

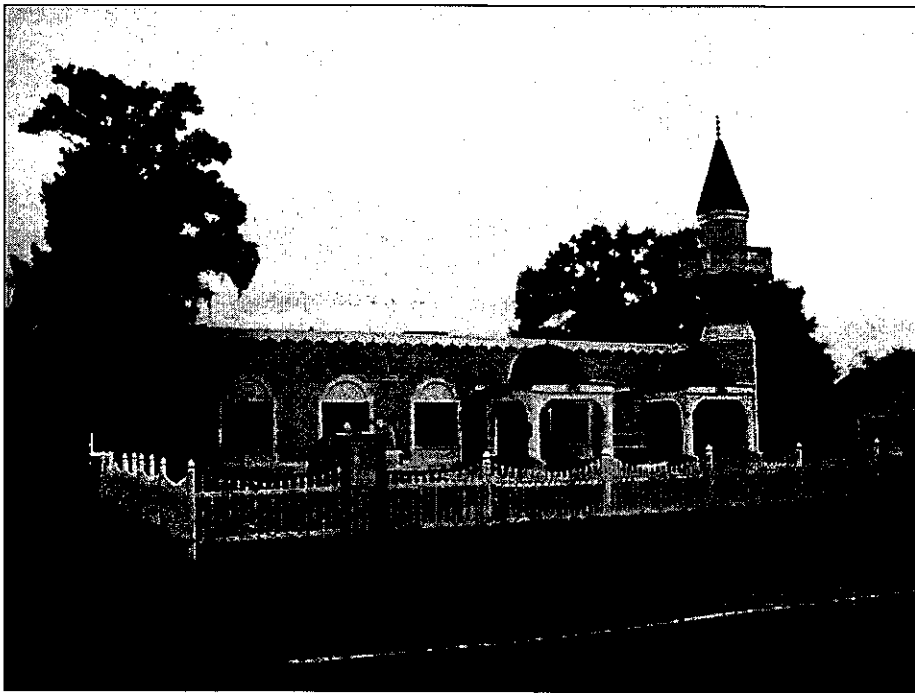
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2015- 239 be APPROVED with the following exhibits:

1. The original legal description dated December 5, 2014.
2. The original written description dated March 5, 2015.
3. The original site plan dated March 5, 2015.
4. The Development Services Division Memorandum dated April 24, 2015 or as otherwise approved by the Planning and Development Department.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2015-239 be APPROVED subject to the following conditions, which may only be changed through a rezoning:

1. Ground signage shall be limited to 12 feet in maximum height.
2. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candles (f.c.) when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting

lamp sources within parking and pedestrian areas shall be metal halide or compact fluorescent. The maximum light pole height in all parking areas should not exceed twenty feet (20'- 0"). An exterior lighting design plan for the parking lot between Oakdale Avenue and Hillcrest Avenue, including a photometrics plan and pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.



**Mosque facility, 2131 Art Museum Drive**

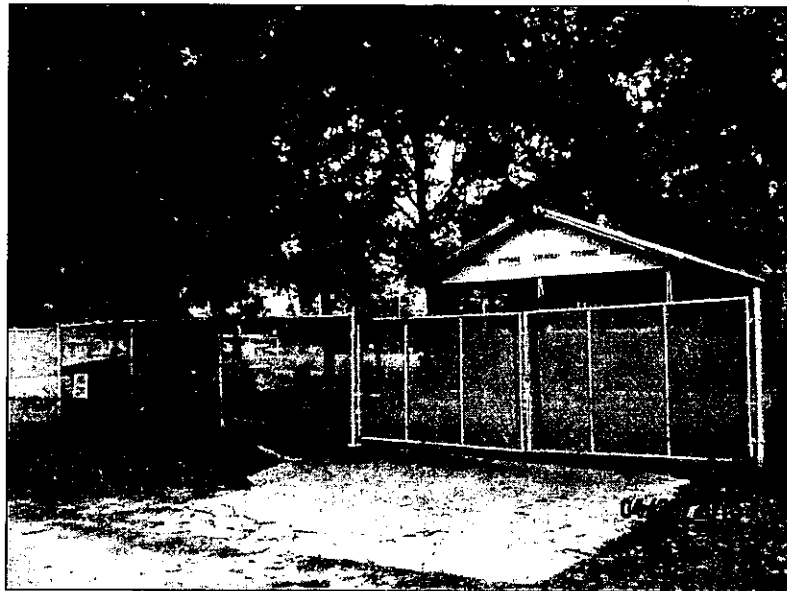
*Source: Staff, Planning and Development Department*

*Date: April 28, 2015*



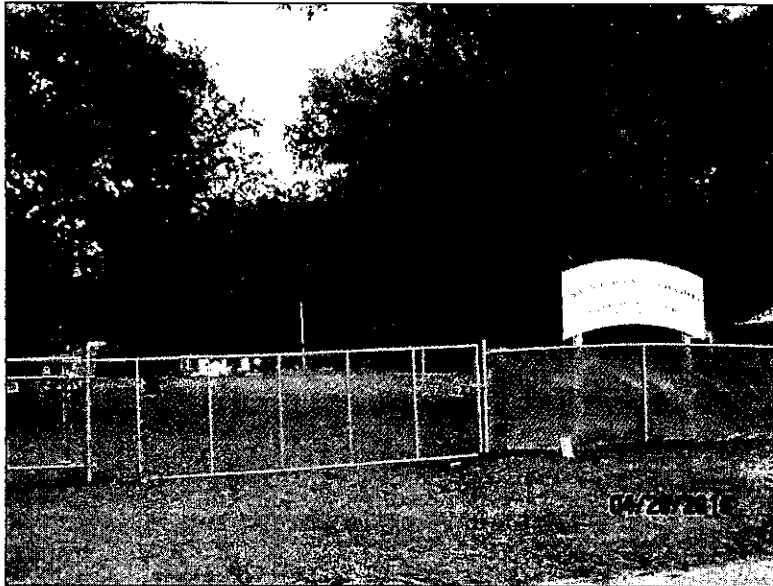
**Unimproved parking lot behind the mosque and community center.**

*Source: Staff, Planning and Development Department*  
*Date: April 28, 2015*



**Cottage and Recreation Facility, 4837 Oakdale Avenue**

*Source: Staff, Planning and Development Department*  
*Date: April 28, 2015*



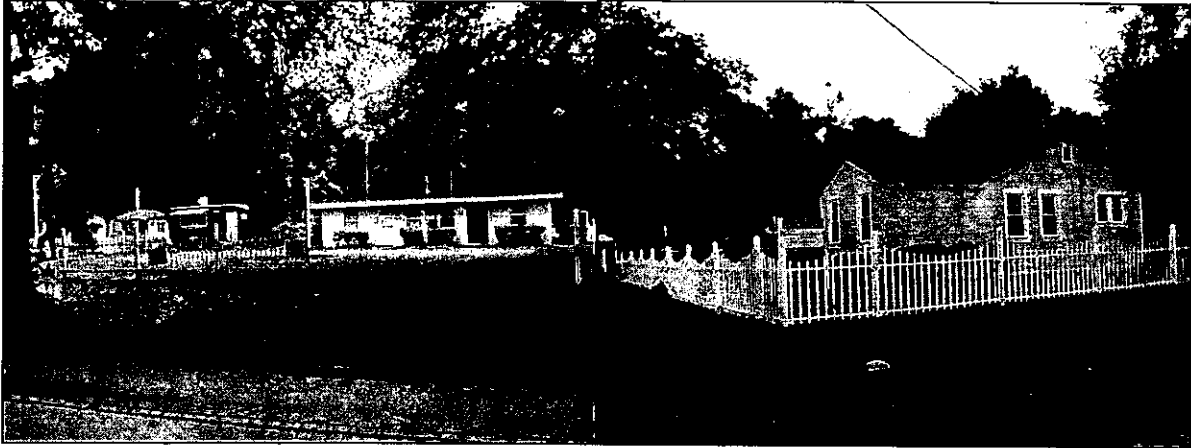
**Open recreation space, and identity sign.**

*Source: Staff, Planning and Development Department*  
*Date: April 28, 2015*



**Single-family home for clergy, 4723 Pinedale Avenue**

*Source: Staff, Planning and Development Department*  
*Date: April 28, 2015*



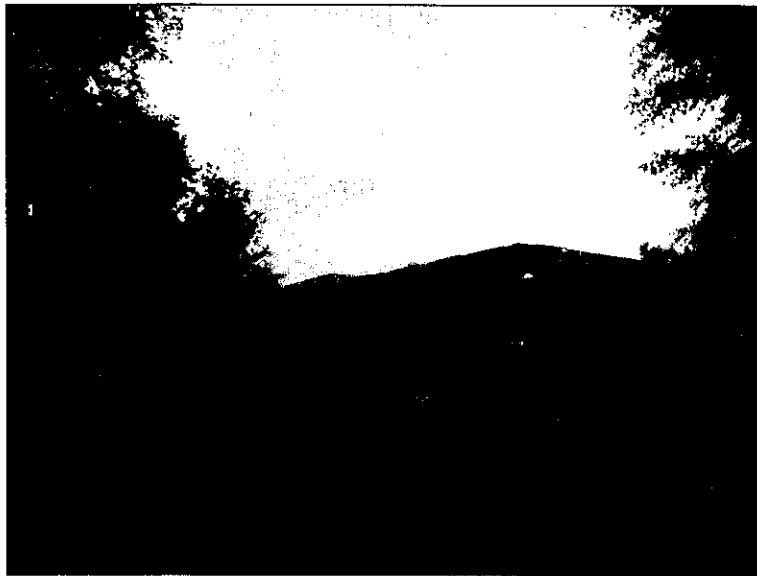
**Future medical office and bakery, and law office, 2107 and 2109 Art Museum Drive**

*Source: Staff, Planning and Development Department*  
*Date: April 28, 2015*



**Professional office west of Art Museum Drive, across from subject site.**

*Source: Staff, Planning and Development Department*  
*Date: April 28, 2015*



**Multi-family located south of the project, south of Hillcrest Avenue.**

*Source: Staff, Planning and Development Department*

*Date: April 28, 2015*

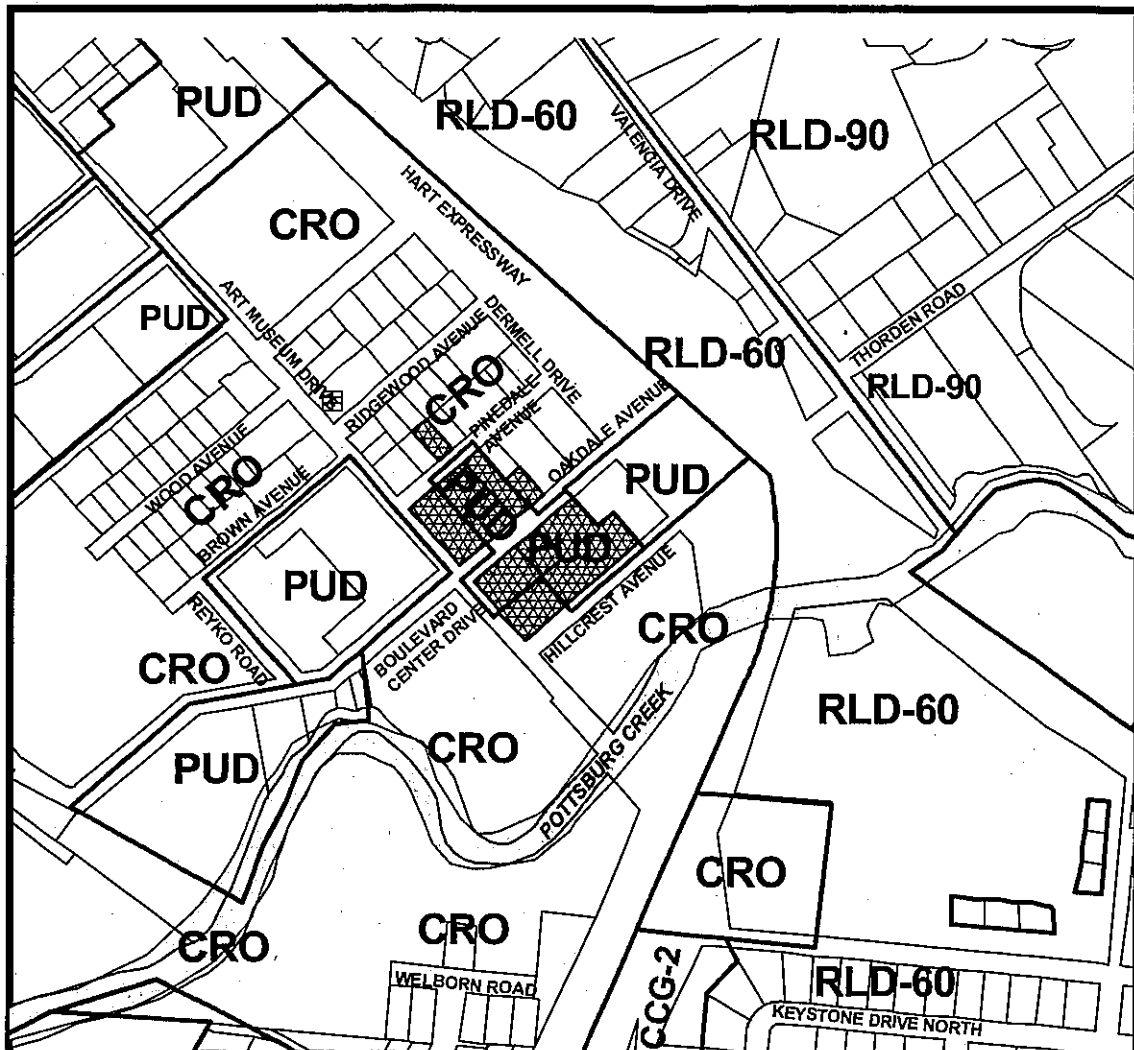


**Funeral home northeast of the property, 4856 Oakdale Avenue  
(PUD 2002-164-E)**

*Source: Staff, Planning and Development Department*

*Date: April 28, 2015*





<p>REQUEST SOUGHT:</p>		
<p>FROM: CRO &amp; PUD</p> <p>TO:</p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT:  <b>4</b></p>
<p>ORDINANCE -2015-0239</p>		<p>FILE COPY</p>

# Transmittal To Land Use Section For Review of Zoning Applications

Application # Ord. 2015-240

Planning District 3 - Southeast

Requesting Zoning Planner Aaron Glick

Date Request Transmitted April 21, 2015

Date Requested for completion and Return April 28, 2015

← Shaded Area Below is to be filled out by LAND USE STAFF ONLY →

Date Received April 21, 2015

Land Use Planner Receiving the Request Helena Parola

Date Returned to Zoning Planner April 22, 2015

### Comments:

Ordinance 2015-240 is a PUD within the RPL land use category within the Urban Development Boundary and proposes up to 180,000 sq ft of non-residential development off of Gate Parkway. According to the written description, the site will be developed with professional, medical and commercial office uses. The description of the RPL land use category limits single use developments to residential or office. The proposed PUD meets this criteria as it will be developed with office uses only. Because the site is adjacent to lands in the LDR category, general residential uses should be achieved on the Gate Parkway north side. Elements such as yards, landscaping, and other site amenities should be provided to meet the requirements of the LDR category. The proposed PUD meets the requirements of the LDR category and is consistent with the Comprehensive Zoning Ordinance.

**NOTE: The Land Use comments provided are based on the Exceptions, Waivers, Variances and Rezoning's Baseline Review provided by the Zoning Planner with the application.**

DEVELOPMENT SERVICES



April 24, 2015

**MEMORANDUM**

TO: Aaron Glick, City Planner II  
Planning and Development Department

FROM: Lisa King  
Traffic Technician Senior

Subject: **Islamic Community of Bosniaks PUD  
R-2015-239 fka R-1999-1032 & MM-2008**

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments:

1. Parking areas shall comply with Section 656.607 for drive aisle & sidewalk widths & parking space dimensions.
2. Any proposed parallel parking in the City right-of-way shall be concrete or asphalt and meet City design standards. Any proposed angled parking in the City right-of-way requires approval from City Engineer and if approved, shall be concrete or asphalt and meet City design standards.
3. Sidewalks shall be provided in accordance with the 2030 Comprehensive Plan and Land Development Procedures Manual. Sidewalk shall be provided when site improvements trip the 50% square footage or value threshold.
4. Mid-block pedestrian crosswalk requires approval from the Traffic Engineer. The applicant shall submit a midblock crosswalk plan to Traffic Engineer that includes pedestrian actuated Rectangular Rapid Flash Beacons (RRFB).
5. Signs, fence, wall and landscaping shall be located so that horizontal line of sight is not obstructed. Use FDOT Design Standards Index 546.

**Please understand that this does not constitute approval of the design elements.** Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.



**MEMORANDUM**

**DATE:** 04/27/2015

**TO:** Aaron Glick  
City Planner II

**FROM:** Soliman Peter Salem  
City Planner II

**SUBJECT: TRANSPORTATION REVIEW OF ISLAMIC COMMUNITY OF  
BOSNIAKS PUD**

Art Museum Drive, from Atlantic Boulevard to Beach Boulevard, is the directly accessed functionally classified roadway. Art Museum Drive is a 2-lane undivided class II collector in this vicinity and is currently operating at an acceptable LOS C. Art Museum Drive segments have a maximum daily service volume of 14,040 vpd and a 2014 daily traffic volume of 3,486. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

This proposal is for 18,212 square feet of ITE 435 Recreational Facility and 5,218 square feet of ITE 560 Church, which would generate a total of 153 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 435 Recreational Facility – 18,212 square feet)  
(ITE 560 Church – 5,218 square feet)

If the applicant has not submitted the pictures of the posted or reposted signs, if necessary, and the accompanying notarized affidavit required per section 656.124(c), the Department shall notify the Council committee of reference, which **will** result in a deferral of the item to be heard. The Council committee of reference shall not approve, approve with conditions or deny any item unless the applicant has submitted the pictures of the posted or reposted signs, if necessary, and the accompanying notarized affidavit in accordance with the requirements set forth in section 656.124(c).

## NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the **NOTICE OF PUBLIC HEARING SIGNS** provided to me for application PUD 2015-259 were posted in conformance with Section on the property/site located at: 136773 0000/136785 0000/136780 0000/136787 0000/136786 0000/136769 0000/136774 0000/136775 0000/136777 0010/136779 0000/  
Real Estate Number(s) 2107 and 2109 Art Museum Dr. and 2123 Art Museum Dr. / Oakdale Ave. / 4723 Pinedale Ave / Pinedale Ave / 4831 Oakdale Ave / 4837 Oakdale Ave / 4817 Oakdale Ave  
Address 2131 ART MUSEUM L2 / 2155 Art Museum Dr / 4822 Oakdale Ave  
Jacksonville FL  
City, State

GARY R. CRUMLEY  
Printed Name

[Signature]  
Signature

Dated this 20<sup>th</sup> day of April, 2015.

### STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20 day of April, 2015,  
by Gary R. Crumley (Applicant/Agent)

Such person(s): (notary must check applicable box)

is (are) personally known to me; or

produced a current Florida driver's license as identification; or

produced \_\_\_\_\_ as identification.

[Signature]  
(Print or type name) Brian Croghan  
Notary Public, State of Florida at Large





REVISED 5 MARCH 2015 PER CITY COMMENT

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Islamic Community of Bosniaks  
"Al-Hajj Feriz Delkic" Jacksonville

# P.U.D.

---

Application for  
Rezoning to Planned  
Unit Development

---

By Gary R. Crumley LA 1362 FL

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5 MARCH 2015

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  - Exhibit B Agent Authorization
  - Exhibit C Binding Letter
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**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville  
PUD to PUD  
5 MARCH 2015**

- A. General Information on Applicant/Owner(s)  
B. Justification for Rezoning Application

On-Line Application at <http://maps.coj.net/luzap/Main.aspx>



**APPLICATION FOR REZONING TO PLANNED UNIT DEVELOPMENT**

For Digital Copies of this application, see: [www.coj.net/departments/planning-and-development/Applications/Planned Unit Development.html](http://www.coj.net/departments/planning-and-development/Applications/Planned%20Unit%20Development.html)

rev. 11/4/11

**TO BE COMPLETED BY PLANNING AND DEVELOPMENT DEPARTMENT ONLY**

1. Ordinance #: \_\_\_\_\_ 2. Staff Sign-Off Initials/Date: \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_  
 3. Filing Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ 4. Development #: \_\_\_\_\_ 5. Number of Signs To Be Posted: \_\_\_\_\_  
 6. 1<sup>st</sup> City Council: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ 7. Planning Commission: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ 8. LUZ: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
 9. 2<sup>nd</sup> City Council: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ 10. Current Zoning District(s): \_\_\_\_\_  
 11. Current Land Use Category: \_\_\_\_\_ 12. Proposed Land Use Category: \_\_\_\_\_  
 \*13. If applicable, indicate companion land use amendment application number: \_\_\_\_\_  
 14. Neighborhood Association (if applicable): \_\_\_\_\_

**TO BE COMPLETED BY THE APPLICANT**

15. Previous Zoning Application Filed For Site? YES 16. If Yes, State Application No(s) 99-1022/MM-2008  
 17. Council District: 4 18. Planning District: 2 19. Census Tract: 157  
 20. Total Land Area (Nearest 1/100th of an Acre): (3.78) 3.07 21. Map Panel #: 7429  
 22. Proposed PUD Name: ISLAMIC COMMUNITY OF BOSNIAKS "AL-HAJJ FERIZ DELKIC" JACKSONVILLE

Before completing this form, carefully read the accompanying instructions. If space provided is not adequate, use a separate page, number and reference it, and attach it with the application. All PUD applications must be submitted unbound, typed or printed legibly in black ink, reviewed, verified for sufficiency and signed-off by Planning and Development Department staff prior to filing. For all PUD applications, TWO (2) copies must be filed with the Planning and Development Department, 214 North Hogan Street, Edward B&M Building, Suite 300, Jacksonville, Florida 32202. Phone number - (904) 255-7800

**A. GENERAL INFORMATION ON APPLICANT/OWNER(S)**

1. Applicant's Personal Name: GARY R. CRUMLEY  
 2. Applicant's Company Name: GARY R. CRUMLEY (LANDSCAPE ARCHITECT)  
 3. Applicant's Mailing Address: 405 17TH AVENUE N.  
 4. Applicant's City, State, Zip code: JACKSONVILLE BEACH FL 32250  
 5. Applicant's Phone Number: (904) 233-4455 Fax Number: (NO)  
 6. Applicant's Email Address: LA1362@HOTMAIL.COM  
 7. Owner's Name: ISLAMIC COMMUNITY OF BOSNIAKS (Al-Hajj Feriz Delkic) Jacksonville Inc.  
 8. Owner's Mailing Address: 6220 BENNETT RD  
 9. Owner's City, State, Zip Code: JACKSONVILLE, FL 32216-5008  
 10. Owner's Phone Number: (904) 608-3800 Fax Number: ( )

**B. JUSTIFICATION FOR REZONING APPLICATION: TO ACCOMMODATE AN INCREASE IN PROPERTY HOLDINGS AND TO DESIGNATE FUTURE PLANS AND USES FOR DEVELOPMENT.**

TRACKING # 723 (10/27/14 10:15AM) PUD Rezoning Application Form Revised July 1, 2014

**PREVIOUS PUD 2004-616-E**



**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**PUD to PUD**  
**5 MARCH 2015**

**C. LOCATION OF PROPERTY**

1. Property Appraiser's Real Estate Number(s): SEE NEXT SHEET
2. General Location: \_\_\_\_\_
3. Property Address: \_\_\_\_\_
4. Between Streets \_\_\_\_\_ and \_\_\_\_\_

**D. REQUIRED ATTACHMENTS FOR FORMAL, COMPLETE APPLICATION**

The following items must be labeled as exhibits and attached to 2 complete, unbound applications in the order prescribed below. All pages of the application must be on 8 1/2" X 11" paper. 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.
- Exhibit E Site plan on 8 1/2" X 11" or 11" X 17" paper, 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 500 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

**E. REQUIRED SUPPLEMENTAL INFORMATION (Submitted separately & not part of the formal application)**

- Exhibit G One copy of the deed to indicate proof of property ownership.
- 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.

**F. 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. 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, Edward Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**G. 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 by my signature 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.

*Hayat Anuly* 10/23/2014  
 (Signature of Applicant) (Date)

<b>FOR OFFICIAL USE ONLY - FILING FEE INFORMATION</b>		
1) Rezoning Application's General Base Fee:	3.07	\$2,000.00
2) Plus \$10.00/acre or portion thereof <u>0.78</u> Acres @ \$10.00/acre:		<del>\$7,800.00</del>
3) Plus Notification Costs Per Addressee _____ Notifications @ \$7.00 each:		
4) Total Rezoning Application Cost (Not to Exceed \$15,000):		
<b>NOTE: Advertising Costs To Be Billed to Owner/Agent</b>		

**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**PUD to PUD**  
5 MARCH 2015

C. Location of Property

1. Property Appraiser's Real Estate Numbers

136769 0000	(Building 8)
136773 0000	(Buildings 6, 7a&b)
136774 0000	(Recreation)
136775 0000	(Recreation)
136777 0010	(Building 5)
136779 0000	(Recreation)
136780 0000	(Building 1)
136785 0000	(Building 1)
136786 0000	(Buildings 3&4)
136787 0000	(Building 2)

2. General Location

Buildings 1-8 are located in the vicinity of the 2100 block of Art Museum Road.

3. Property Addresses

Building 1	2131 Art Museum Drive
Building 2	2155 Art Museum Drive
Building 3	lots at 4822 Oakdale Avenue (new building)
Building 4	lots at 4822 Oakdale Avenue (new building)
Building 5	4837 Oakdale Avenue
Building 6	2123 Art Museum Drive
Building 7	2107 and 2109 Art Museum Drive
Building 8	4831 Pinedale Avenue

4. Between the following streets:

Building 1	Oakdale Avenue to Hillcrest Avenue
Building 2	Oakdale Avenue to Hillcrest Avenue
Building 3	Art Museum Drive to Dermell Drive
Building 4	Art Museum Drive to Dermell Drive
Building 5	Art Museum Drive to Dermell Drive
Building 6	Pinedale Avenue to Oakdale Avenue
Building 7	Pinedale Avenue to Oakdale Avenue
Building 8	Art Museum Drive to Dermell Drive

D. Required Attachments for Formal, Complete Application

**ORDINANCE**

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**Exhibit "1"**

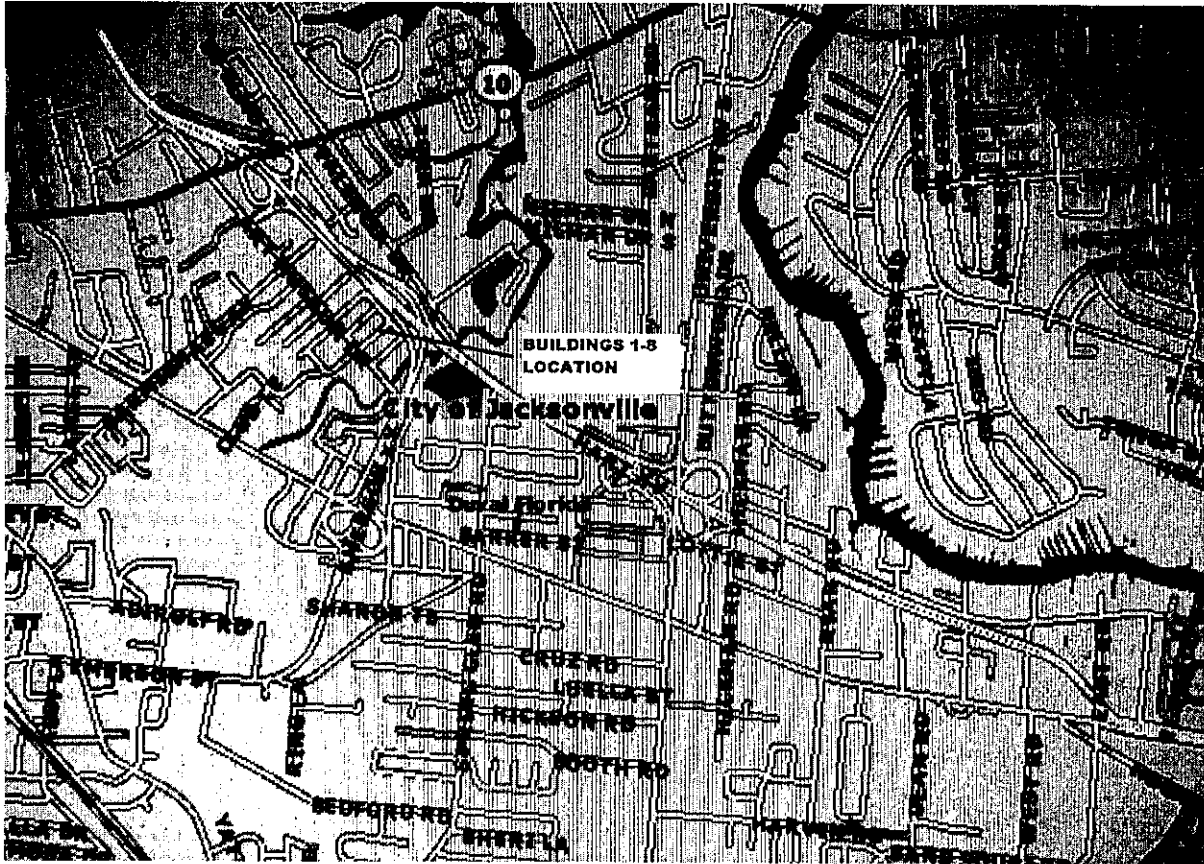
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Legal Description of Properties**  
5 MARCH 2015

<u>Property Appraiser's Real Estate Numbers</u>	<u>(Building)</u>	<u>Legal Description</u>	
<u>(A-1) 136769 0000</u>	(Building 8)	11-22 52-2S-27E VALENCIA LOT 17	BLOCK 2
<u>(A-2) 136773 0000</u>	(Buildings 6&7)	11-22 52-2S-27E VALENCIA LOTS 1,2,19,20	BLOCK 3
<u>(A-3) 136774 0000</u>	(Recreation)	11-22 29-2S-[2]7E VALENCIA LOTS 3,4	BLOCK 3
<u>(A-4) 136775 0000</u>	(Recreation)	11-22 29-2S-27E VALENCIA LOTS 5,16	BLOCK 3
<u>(A-5) 136777 0010</u>	(Building 5)	11-22 52-2S-27E VALENCIA LOT 15	BLOCK 3
<u>(A-6) 136779 0000</u>	(Recreation)	11-22 29-2S-27E VALENCIA LOTS 17,18	BLOCK 3
<u>(A-7) 136780 0000</u>	(Building 1)	11-22 52-2S-27E VAL. LOTS 1,2,3 EX PT IN ST	BLOCK 4
<u>(A-8) 136785 0000</u>	(Building 1)	11-22 52-2S-27E VAL. LOTS 4 W 22FT LOT 5	BLOCK 4
<u>(A-9) 136786 0000</u>	(Buildings 3&4)	11-22 52-2S-27E VAL. LOTS 5 E 28FT, 6,7,13-17	BLOCK 4
<u>(A-10) 136787 0000</u>	(Building 2)	11-22 29-2S-27E VALENCIA LOTS 18,19,20	BLOCK 4

For Existing Site Plans and Surveys of the described properties above  
See "Exhibit E" Site Plans - Sheet ES-1

Lot Descriptions data from City of Jacksonville - GIS Map website 2014  
Description correction in [] for 136774 0000 (Recreation) 11-22 29-2S-[2]7E  
Val. Stands for Valencia

Exhibit "2"  
Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville  
Vicinity Map  
5 MARCH 2015



**Exhibit "A"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Property Ownership Affidavit (A-1)**  
**5 MARCH 2015**

**EXHIBIT A**

**Property Ownership Affidavit**

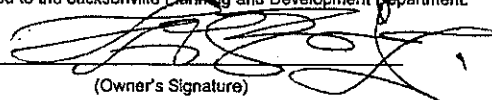
Date: OCTOBER 24, 2014

**City of Jacksonville**  
City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

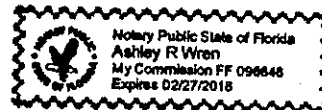
I, FERIZ DELKIC hereby certify that I am the  
Owner of the property described in the attached legal description, Exhibit 1 in connection with  
filing application(s) for PUD TO PUD - ISLAMIC COMMUNITY OF BOSNIAKS "AL-HAJJ FERIZ  
submitted to the Jacksonville Planning and Development Department. DELKIC "JACKSONVILLE, INC.

  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 24<sup>th</sup> day of  
OCTOBER (month), 2014 (year) by FERIZ DELKIC  
who is personally known to me or has produced \_\_\_\_\_  
as identification.

  
(Notary Signature)



**Exhibit "B"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Agent Authorization(B-1)**  
**5 MARCH 2015**

**EXHIBIT B**

**Agent Authorization**

Date: October 24, 2014

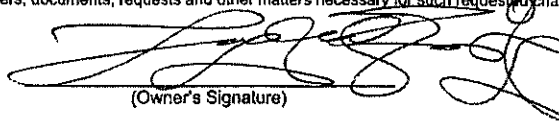
City of Jacksonville  
City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

PUD for 2131 ART MUSEUM DR 32207

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers GARY R. CRUMLEY to act as agent to file application(s) for PUD TO PUD - ISLAMIC COMMUNITY OF BOSNIAKS "AL-HAJJ FERIZ DELKIC JACKSONVILLE INC. the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such request to change.

  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 24<sup>th</sup> day of October (month), 2014 (year) by FERIZ DELKIC who is personally known to me or has produced \_\_\_\_\_ as identification.

  
(Notary Signature)



**Exhibit "C"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Binding Letter (C-1)**  
**5 MARCH 2015**

**EXHIBIT C**

**Binding Letter**

Date: 10/27/2014

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

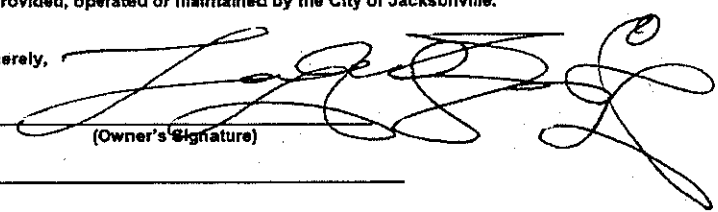
Re: ISLAMIC COMMUNITY OF BOSNIAKS PUD  
"AL-HAJJ FERIZ DELKIC" JACKSONVILLE INC.

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By:

  
(Owner's Signature)

Its: \_\_\_\_\_

**Exhibit "D"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**

Written Description (D-1)

5 MARCH 2015

Current Land Use Designation CGC & RPI (No Changes)

Current Zoning: PUD 2004-616-E & CRO

**Requested Zoning District: PUD**

City Development Numbers: 3915.004 and 8977.001

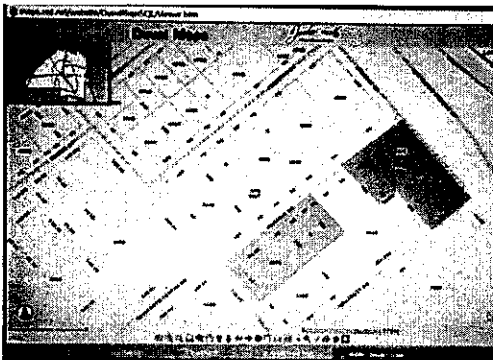
Re#: (Art Museum Dr. North to South from Pinedale Ave to Hillcrest Ave)

136769 0000	(Building 8)
136773 0000	(Buildings 6, 7a&b)
136774 0000	(Recreation)
136775 0000	(Recreation)
136777 0010	(Building 5)
136779 0000	(Recreation)
136780 0000	(Building 1)
136785 0000	(Building 1)
136786 0000	(Buildings 3&4)
136787 0000	(Building 2)

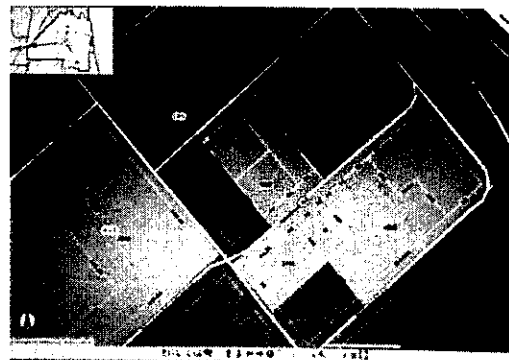
**I. SUMMARY DESCRIPTION OF THE PUD**

The applicant proposes to rezone approximately 3.07 acres of property from Planned Unit Development ("PUD") and Commercial Residential Office ("CRO") to Planned Unit Development ("PUD"). The PUD zoning is being requested to accommodate an increase in property holdings and to designate future plans and uses for development; while retaining the current land use categories.

A portion of the holdings are CRO and it is the applicant's desire to add these to the PUD and create a campus-like sense of place for the Bosnian community in blocks 2,3 and 4.



Land Use Buildings 1-8



Zoning Buildings 1-8



**Exhibit "D"**

**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**

**Written Description (D-2)**

The subject properties involved (the "Properties") are located along Art Museum Drive (Buildings 1, 2, 6 and 7) from the intersection of Art Museum and Hillcrest Drive down to Pinedale Avenue and includes the parcels on Pinedale Avenue and Oakdale Avenue (Buildings 3, 4, 5 and 8) and are more particularly described in the attached legal descriptions of the subject parcels. (See Exhibit(s) "A" Legal Descriptions and "E" Existing Site Plans ).

**Summary of Buildings - Existing and Proposed (REVISIONS IN CAPS 3-5-2015)**

**Building 1:** The project WILL INCLUDE the property LOCATED at 2123 Art Museum Drive (Building 1) as a Mosque: retaining the restrooms and preparatory areas while expanding the sanctuary area for the addition of future worshippers, while relocating the office/storage components of the existing 5,158 sf facility to another building. The parking areas of the east lot will be improved WITH A NEW TURNAROUND to be added at Building 2. A TWO way direction will enter on Oakdale Avenue. The parking areas to the west will be improved and a new monument sign added at the entrance to the Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville west lot on Oakdale Avenue. A cross walk will be added at the entrance to allow crossing Oakdale Avenue. A bike rack will be added for parking. Landscape perimeter along Art Museum Drive to be less than the TEN FEET minimum where preservation of existing parking occurs. Additional parking will be available off property provided by a shared parking agreement from the land owners northwest of the parking lot; Eternity Services, Inc. at 4851 and 4863 Oakdale Avenue.



**Building 1 - East Lot**



**Building 1 - Street Signage**



**Building 1 - West Lot**



**Building 1 - West Lot**

**Exhibit "D"**

**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**

**Written Description (D-3)**

**Building 2:** The project WILL INCLUDE the property LOCATED at 2155 Art Museum Drive (Building 2) will be divided into two components; a headquarters for the Bosniak Community Center in one half of the building while adding a residential component to the rear half of the building for the clergy in residence. The residential portion of the building will add a covered patio deck and serve as a private ADA compliant entry. The parking areas of the east lot of Building 1 will be improved and the new TURNAROUND WILL be added at Building 2, on the south side of Building 3 and exit on OAKDALE Avenue. The rear portion of the lot's parking area and driveway will be demolished. A new ground sign will be added at the southwest corner of the site.



**Building 2 - East Lot**

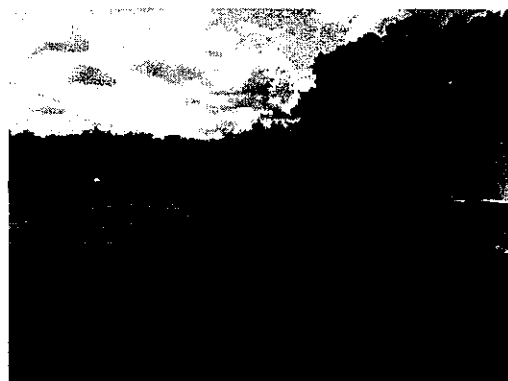


**Building 2 - Office/Residence**

**Building 3:** The project WILL INCLUDE the property LOCATED at 2155 Art Museum Drive and the parking lot property at 4822 Oakdale Avenue will be partially demolished in order to become the site for the proposed International Training Center (Building 3). The proposed architecture will be designed to fit the local buildings aesthetics within the campus area. The two story community center will be a hub of activity for the congregation and its families. The building will have an auditorium in the first floor level for multi-purpose activities along with a kitchen, restrooms and preparatory areas, storage and classrooms on the first level and additional classrooms and facilities on the second level. A stair way and ADA ramp are integrated into the building's main entry. A bike rack will be added for parking. There will be a new covered entry and fountain to tie the three buildings together with ADA compliant entries, a drop-off area, bench seating and a skylight.



**Building 3 - Proposed Site (Rear)**



**Building 3 - Proposed Site (Front)**

**Exhibit "D"**

Page \_\_\_ of \_\_\_

## Exhibit "D"

### Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville

#### Written Description (D-4)

**Building 4:** The project WILL INCLUDE the property LOCATED at 4822 Oakdale Avenue and the existing parking lot on it will be partially demolished in order to become the site for the proposed Maintenance Building (Building 4) where equipment can be stored and maintained to keep up the campus grounds and buildings. The parking lot will be upgraded and a new entry ground sign and island with gates will be added on the Hillcrest Avenue side of the lot.



Building 4 - Proposed Site (Rear)



Building 4 - Lot Island and Sign (Proposed)

**Building 5:** The project WILL INCLUDE the property LOCATED at 4837 Oakdale Avenue next to the existing playground (4817 & 4831 Oakdale Avenue) be converted from an open-air type covered pavilion for outdoor activities by the congregation to an enclosed Cottage (Building 5) with a deck to the rear of the building. Required parking and trash storage will be on the opposite side of Oakdale Avenue in the existing parking lot at 4822 Oakdale Avenue; and additional parking and access next door to Building 5 can be made from the shared parking at 4851 Oakdale Avenue; courtesy of Eternity Services, Inc.



Building 5 - Cottage and paved open space for Recreational Activities



Building 5 - Recreational Facilities, Signage and Open Space

Exhibit "D"

Page \_\_\_ of \_\_\_

**Exhibit "D"**

**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**

**Written Description (D-5)**

**Building 6 and 7a&b:** The project WILL INCLUDE the property LOCATED at 2123 Art Museum Drive (Building 6) share a common entry drive and parking area with 2109 & 2107 Art Museum Drive (Building 7). The pervious paving shall remain; however, parking improvements and ADA access to both buildings will be added. Building 6 will add a ramp, a deck with bench seating and an ADA compliant entrance to the rear of the building. Building 7 will add a ramp, a deck with bench seating and an ADA compliant entrance to both the front entries of the building, while sharing a common deck between them. There will be a secondary access driveway on Pinedale Avenue on the Bakery side of the building. Break areas and picnic tables will be added to both sides of the building and an ADA compliant walk will provide access on the Pinedale side of the property and another access on Art Museum Drive. An access gate and walk to the playground along with a bike rack for parking have been added at the Pinedale side of the lot for safe access to the Bakery. A FOOD TRUCK WITH MOBILE TRAILER WILL USE FIVE SPACES OF THE BUILDING 7 LOT, PROVIDED SPECIFICALLY FOR THAT USE.



**Building 6 - Law Offices and Signage**



**Building 6 - Law Office Entry**



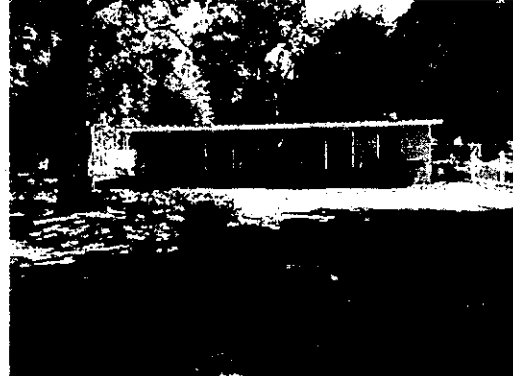
**Building 6 - ADA Entry, Deck & Ramp**



**Building 6&7 - Common Entry Drive**

**Exhibit "D"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Written Description (D-6)**

**Building 6 and 7a&b: (continued)**



**Building 7a&b - Covered Deck Common Entry and ADA accessible parking**



**Building 7a&b - ADA site access sidewalk and new Driveway on Pinedale Avenue**

**Building 8:** The project WILL INCLUDE the property LOCATED at 4723 Pinedale Avenue WILL remain a single family home. The applicant desires to enclose the covered porch. It will be a rental home AS A SOURCE OF INCOME FOR THE CENTER; AVAILABLE TO VISITING CLERGY AND MEMBERS OF THE CONGREGATION.



**Building 8 - Residence**

**Exhibit "D"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Written Description (D-7)**

**II. PERMITTED USES (ALL PARCELS unless otherwise specified)**

- a. Medical and dental or chiropractor offices and clinics (but not hospitals).
- b. Professional offices
- c. Business offices
- d. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances.
- e. Banks (including those with drive-thru tellers) and financial institutions, travel and similar uses.
- f. Libraries, museums and community centers.
- g. Veterinarians meeting the performance standards and development criteria set forth in PART 4.
- h. Essential services including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in PART 4.
- i. Employment office (but not a day labor pool).
- j. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in PART 4.
- k. Art galleries, dance art, gymnastics, karate and martial arts, music and photography studios, and theatres for stage performance (but not motion picture theatres).
- l. Residential use for visiting clergy and congregation at 4723 Pinedale Avenue.
- m. Food truck services permitted on all parcels. (ADDED 3-5-2015.)

**III. PERMISSABLE USES BY EXCEPTION (ALL PARCELS)**

- a. Service establishments such as barber or beauty shops, restaurants (with drive-in or drive-through facilities), interior decorators, self-service laundries or dry cleaners, tailors or dressmakers, laundry or dry cleaning pick up stations. This permitted use shall not occupy more than 50% of the overall floor area.
- b. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
- c. Day care centers.
- d. An establishment or facility which includes the retail sales of beer or wine for on-premises consumption.
- e. An establishment or facility which includes the retail sales of alcoholic beverages including liquor, beer or wine for on-premises consumption, in conjunction with the service of food which is ordered from a menu and prepared or served for pay for consumption on the premises.

(ALL PARCELS WILL HAVE ACCESSORY USES BY EXCEPTION PERMITTED)

**Exhibit "D"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Written Description (D-8)**

**IV. PUD DEVELOPMENT CRITERIA**

Total Gross Acreage:	3.07 acres
Acreage per Land Use Category:	3.07 acres (CGC-0.56ac./RPI-2.51) (100%)
Number of Dwelling Units:	2 (one single family, one dwelling shared w/ office)
Active Recreation / Open Space:	0.67 ACRES
Passive Recreation / Open Space:	0
Public or private Right of Way:	None
Minimum Lot Area:	None
Minimum Lot Width:	None
Maximum Lot Percent Coverage:	75%
Maximum Building Height:	35 feet
Minimum Setbacks:	Front 20 feet Side 0 feet Rear 10 feet Between buildings 10 feet

**SETBACKS ARE FOR ALL PARCELS**

**V. PUD REVIEW CRITERIA**

**A. Consistency with Comprehensive Plan**

These properties are categorized as CGC and RPI pursuant to the City's Future Land Use Map, which are consistent with the requested zoning.

**B. Consistency with Concurrency Management System**

This project will be consistent with the Concurrency Management System and already has applied for concurrency (No. 34007)

**C. Allocation of Residential Land Use**

One dwelling unit is proposed in this PUD. One dwelling unit shares a building in this PUD.

**D. Internal Compatibility**

As noted; the site plans' traffic flows, ingress and egress, landscaping, etc. make these properties compatible; seeking only minor deviations to the code pertaining to the existing perimeter landscape buffer requirements along Art Museum Drive.

**Exhibit "D"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Written Description (D-9)**

**E. External Compatibility**

This project is compatible with surrounding land uses in the area. The surrounding area is zoned CRO. Along Art Museum Drive and in the immediate general area is commercial/office which is of a compatible size and scope as the proposed facilities.

**F. Usable Open Spaces / Plazas / Recreation**

The project has open space. There is a playground, soccer field and recreation areas located on the Oakdale Avenue site.

**G. Impact on Wetlands**

There is no impact on wetlands associated with this project.

**H. Off-street Parking and Loading Zone Requirements**

The PUD will comply with the Zoning Code, PART 6, as it relates to the permitted uses.

**I. Pedestrian Circulation System**

Sidewalks will be provided in accordance with the 2010 Comprehensive Plan.

**J. Vehicular Access**

Access to the properties will be through points along Art Museum Drive, Pinedale Avenue, Oakdale Avenue and Hillcrest Avenue, as shown on the Proposed Site Plans, subject to the review / approval of the traffic Engineer.

**K. Storm Water Retention**

The project will be designed to meet all applicable drainage requirements. Retention / detention will be located as indicated on the Proposed Site Plans.

**L. Utilities**

Public utilities are available for the development at both sites.

**M. Maintenance of Common Areas / Infrastructure**

The Property will be maintained by the parcel owners. A Maintenance Building has been included in the Proposed Site Plans at the Oakdale Avenue site.



**Exhibit "D"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Written Description (D-10)**

**N. Architectural Design**

The project will be designed to meet current Jacksonville Building Codes. The architectural character of the buildings and their renovation are of a scope and material selection compatible with the surrounding area.

**O. Parking**

The PUD will comply with off-street parking requirements, as stipulated in the Zoning Code. A shared parking agreement letter will be recorded with the city per code.

**P. Signage**

BUILDINGS 1 THRU 4 - Signage shall be limited to one (1) existing wall mounted sign on the building at 2131 Art Museum Drive AND one (1) monument sign in an entry island TO be added at 4288 Oakdale Avenue, ALONG WITH one (1) monument sign in an entry island added on Hillcrest Avenue and one (1) monument sign on the corner of Art Museum Drive and Hillcrest Avenue (2155 Art Museum Drive); **FOUR SIGNS SERVING THE 4 BUILDING COMPLEX.**

BUILDING 5 & RECREATION PARCELS - One sign exists on the north side of Oakdale Avenue at the recreational open space entry. A wall sign at (Building 5) will be placed at the door to identify the Cottage.

BUILDINGS 6 & 7 There will be one ground monument sign for each building along Art Museum Drive added to the PUD: one sign for the Bakery (7B), one for the medical office (7A), and one for the law office (6).

BUILDING 8 - A wall sign will be placed at the door to identify the RESIDENCE.

Wall mounted and GROUND signs; **BOTH EXTERNALLY AND INTERNALLY ILLUMINATED** may be included within the limits of the sign ordinance.

Signs shall be limited to a maximum of thirty-two (32) square feet in area and fifteen (15) feet in height. There shall be no limitation on the minimum separation distance between signs. Island signs shall be two sided.

**SEE SIGNAGE TABLE FOR EACH BUILDING AND ADDRESS IN APPENDIX 3.**

**Q. Landscaping**

The PUD, as a whole, will **MEET PART 12 OF THE ZONING CODE** with the required landscaping under the Landscape ordinance; The exact layout of landscaping may be rearranged subject to the review and approval of the Planning and Development Department. **Landscape perimeter along Art Museum Drive to be less than the TEN FEET minimum where preservation of existing parking occurs; and where proposed cul-de-sac TURNAROUND occurs. (3-5-2015.)**

## Exhibit "D"

### Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville

#### Written Description (D-11)

#### R. Conceptual Site Plans (6 Sheets)

The Existing Site Plan (ES-1) includes the existing PUD properties and the newly acquired CRO properties to be developed as a campus for the center, with the boundary survey data assembled from the numerous individual surveys. It provides a snapshot of the current site conditions, area measurements, land use and zoning.

The Master Plan (MP-1) includes the 3.07 acres in blocks 2, 3 and 4. It will indicate which site plan from PS-1 thru PS-4 that the improvements will be made. It also indicates the CGC and RPI designations; unchanged.

#### The Proposed Site Plans: (PS-1 thru 4)

(PS-1) Block 4, Lots 1 thru 7 and 13 thru 20

Includes four (4) Buildings;

Two (2) existing:

Building 1 - Mosque 5,218 sf

Building 2 - Office/residence 1,898 sf

Two (2) proposed:

Building 3 - Community Center 10,752 sf (5,376 sf per floor - 2 stories)

Building 4 - Maintenance 1,700 sf

The Renovation of Building 1: Mosque - the existing 5,158 sf facility currently combining a Mosque with storage and offices will be renovated into a Mosque utilized solely for worship services while retaining the restrooms and preparatory rooms requisite within the worship facility. The offices and storage components shall be relocated. The offices will be in one half of Building 2; the newly acquired parcel.

Renovation of Building 2: Office/Residence - Once the existing building (Building 2) on the newly acquired property (2123 Art Museum Drive) is remodeled it will become the new headquarters for the Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville and will provide both offices and an in-house clergy residence. A covered patio and ADA compliant entry will be added to the residence. The bike rack parking will be shared at the covered entry courtyard between the three building cluster.

The Construction of Building 3: Community Center - The proposed building, a two story building with 5,376 sf per floor will be a community center known as "The International Teaching Center (ITC)". (Islamic Community of Bosniaks "Al-Hajj Feriz Delkic") Jacksonville.

The Construction of Building 4: Maintenance Building - The proposed building, a one story building with 1,700 sf will be a storage facility for the machinery and equipment to maintain the campus grounds and buildings.

**Exhibit "D"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Written Description (D-12)**

(PS-1) (continued)

Parking Facilities - East Lot - The proposed buildings' parking areas are in two lots; the existing Building 1 east lot has FOUR (4) standard spaces at 9'x18' on an angle of 60 degrees, ONE H/C SPACE AND AISLE AT 17'x18' ON AN ANGLE OF 60 DEGREES and two (2) compact spaces at 8'x16' on an angle of 60 degrees. Bicycle parking is provided for near the southeast corner of Building 1. Immediately south of there is the ADA drop-off and Covered Courtyard (975 sf).

This leads into the new TURNAROUND with a landscape island between the two lots on the east side of the lot. The parking to Building 2 WILL BE PLACED IN THE WEST LOT. Bicycle parking is provided near the southeast corner of Building 1.

Parking Facilities - West Lot - The proposed buildings' parking areas are in two lots; the existing Building 1 west lot will share the parking with the new Buildings 3 and 4.

Fifty seven (57) new and existing parking spaces are provided, to be constructed amongst the five (5) buildings (Buildings 1 thru 5). Forty two (42) standard spaces at 9'x18' on an angle of 90 degrees, nine (9) compact spaces at 8'x16' on an angle of 90 degrees and six (6) handicapped space at 18'x17' on an angle of 90 degrees; placed in closest proximity to the ADA drop-offs and entrances to the buildings. Bicycle parking is provided near the northwest corner of Building 3.

Parking Requirements - There are a total of 5 buildings served by the parking facilities provided. Parking demand of a hundred and fifty seven (157) spaces is provided for thru SIXTY FOUR (64) off street spaces for parking; with fifty seven (57) spaces in the west lot, (7) spaces in the east lot. The remaining NINETY THREE (93) spaces required includes twenty one (21) parking credits for on street parking and SEVENTY TWO (72) shared parking spaces with the neighbor. There is a written agreement provided in the Exhibits section to be recorded with the city.

The Proposed Site Plans:

(PS-2 and PS-3) Block 3, Lots 1 thru 5 and 15 thru 20

Includes three (3) Buildings;

Three (3) existing:

Building 5- Cottage 1,100 sf

Building 6 - Law Office 1,026 sf

Building 7a - Medical Office 440 sf

Building 7b - Bakery 440 sf

**Exhibit "D"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Written Description (D-13)**

(PS-2 and 3) (continued)

**(PS-2)**

The Renovation of Building 5: Cottage - The existing 1,100 sf facility currently functions as an outdoor entertainment facility with a covered open air type building. Future plans are to enclose the structure as a cottage. The existing paved area functions as an outdoor plaza for dancing and singing. Picnics on the lawn in the adjacent lot provide for holiday gatherings and passive recreation space. There is a putt-putt golf course, soccer goals and benches near a playground for children to play. Temporary trash bins and tables are set up for feasts and then removed the same day as the event ends. Additional parking is shared by the lot next door by parking agreement. Additional parking and a crosswalk are provided to accommodate larger groups of people that can park across the street. During events the Mosque provides rest room facilities; however the applicant desires to reconnect their existing septic tank in good working order; a certificate of inspection from the Health Department confirms its suitability as is. During events, a staff member or private security officer handles the crossing guard duties to assure safety between the two facilities. When deemed necessary; a port-o-let will be provided to handle large crowds during events.

**(PS-3)**

The Renovation of Building 6: Law Offices - The existing 1,026 sf facility currently functions as a law office and a rental income property for the applicant. Upgrades to the building include the addition of a handicap parking pad and ramp to a 280sf deck to be built on the southwest corner of the building for ADA accessibility. Sidewalks permeate the site for access throughout the site; shared by Building 7.

The Renovation of Building 7: Duplex - The existing 880 sf facility currently functions as a duplex and a rental income property for the applicant. Upgrades to the building include the addition of a handicap parking pad and ramp to a 300 sf covered deck to be built on the face of the building for ADA accessibility. Sidewalks permeate the site for access throughout the site; shared by Building 6. A bike rack is provided to share.

Building 7a - The 440 sf space will be remodeled to provide for a medical office.

Building 7b - The 440 sf space will be remodeled to provide for a bakery.

Parking Requirements - There are a total of 2 buildings and three businesses served by the parking facilities provided. The required parking is provided for.

Building 6 - 2 spaces + 1 handicap space, no loading zone, 1 bike space.

Building 7 - (7a) 3 spaces along with 1 bike space per business (3 minimum)

(7b) 5 spaces (up to 12 seats w/up to 4 employees)

(7b) also 1 loading zone and 1 shared handicap space with 7a.

**TOTAL PROVIDED 2 H/C, 2 COMPACT, 8 PUBLIC, 4 EMPLOYEE  
PLUS FIVE SPACES DEDICATED TO THE OPERATION OF A FOOD  
TRUCK SERVICE SITED ON THE WEST SIDE OF THE SITE.**

**Exhibit "D"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**

Written Description (D-14)

The Proposed Site Plans: (CONTINUED)

(PS-4) Block 2, Lot 17

Includes one (1) Building;

One (1) existing:

Building 8- Residence 856 sf

The Renovation of Building 8: Residence - The existing 856 sf facility currently functions as a single family dwelling and a rental income property for the applicant. Upgrades to the building include enclosing the screen porch and adding it to the interior portion of the home; however, there will be no additional increase in the square footage of the impervious footprint. Parking is provided for and bike parking is located on the premises. **THE RENTAL WILL BE OFFERED TO VISITING CLERGY AND CONGREGATION MEMBERS.**

Conclusion:

In the future, if the properties are sold; in whole or in part, their uses shall be consistent with the PUD, as defined in paragraph II, **Permitted Uses** and paragraph III **Permitted Uses by Exception**. Buildings 1 through 8's ingress and egress will be primarily from Oakdale and Hillcrest Avenues; with only one access driveway on Art Museum Drive; shared by Buildings 6 and 7. The avenues are relatively short and undeveloped. The resulting effect greatly minimizes the impact of parking and egress along Art Museum Drive; while minimized impact on the avenues is created thru strategic ingress and egress points established around the perimeter of the campus. A sense of place is carried out with improvements both aesthetic and green in their solution.

The owner has religious holidays and can anticipate a few hundred visitors during an event for a big holy day. Every measure is taken to assure safety and minimal environmental impact during these holy day events; including staff and security on duty for maintenance of traffic; combined with the cooperative neighbors parking agreement for event day parking overflow; up to 300 spaces. Trash bins, port-o-lets, tents and portable bar-b-que grills are put up and taken down during large events at the Building 5 recreation grounds and cleaned up the following day, as some events go late into the night; as guided by the clergy during worship services.

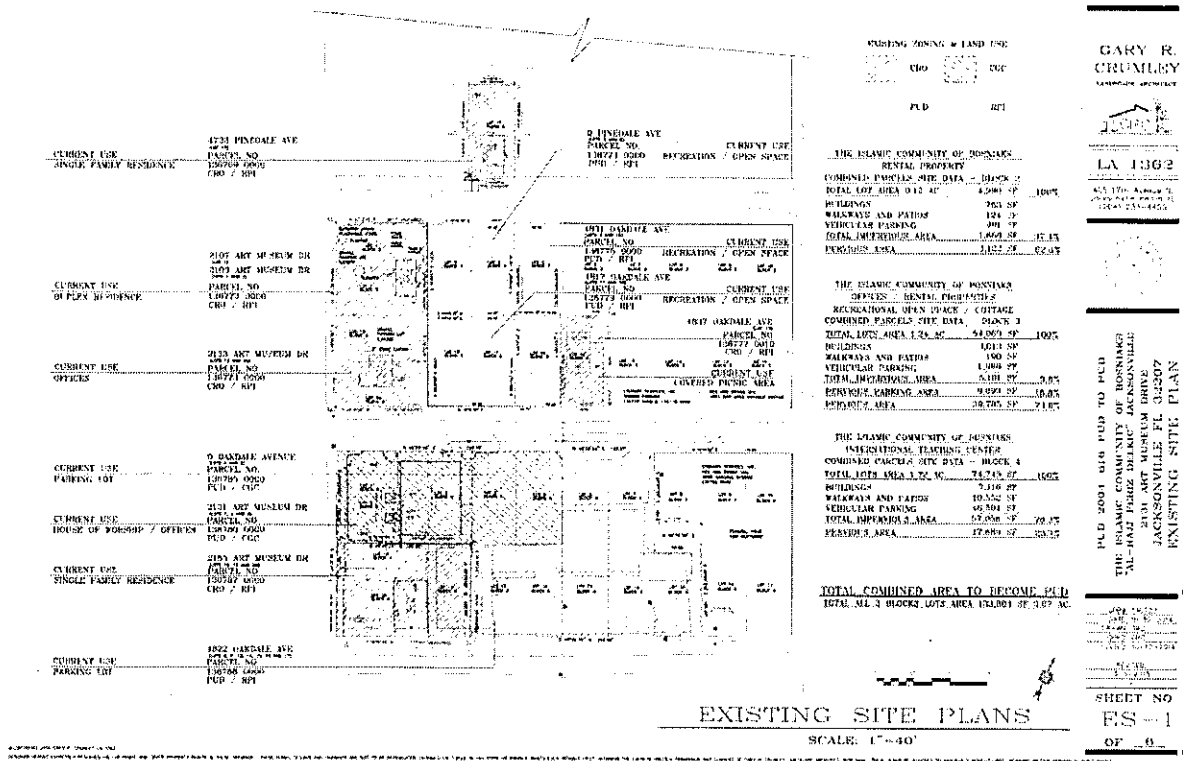
**FOOD TRUCK SERVICES ARE PROVIDED BY A TRAILER PARKED ON-SITE WITH OUTDOOR DINING SET UP UNDER CANOPIES THAT ARE ALL ANCILLARY TO PROVIDING SERVICE, WITH BUILDING 7 PROVIDING PUBLIC ACCESS TO RESTROOMS AND TRASH STORAGE.**

# Exhibit "E"

## Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville

### PUD Site Plans (E-1)

5 MARCH 2015



GARY R. CRUMLEY  
REGISTERED SURVEYOR

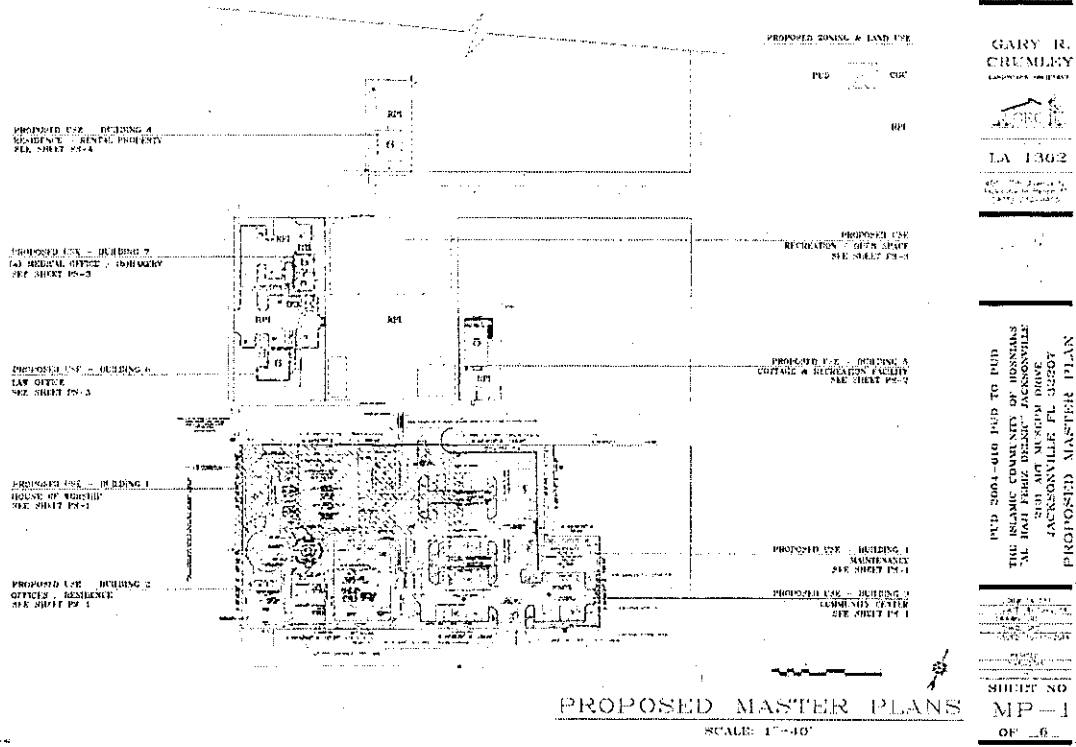
LA 1362



PLD 2004 010 PUD TO PUD  
THE ISLAMIC COMMUNITY OF BOSNIAKS  
THE HAJJ FERIZ DELKIC DRIVE  
JACKSONVILLE FL 32207  
EXISTING SITE PLAN

SHEET NO  
ES - 1  
OF 0

**Exhibit "E"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**PUD Site Plans (E-2)**  
**5 MARCH 2015**



**GARY R. CREAMLEY**  
 ARCHITECT  
 LA 1362  
 401 W. 1st Street, S.  
 Jacksonville, FL 32202

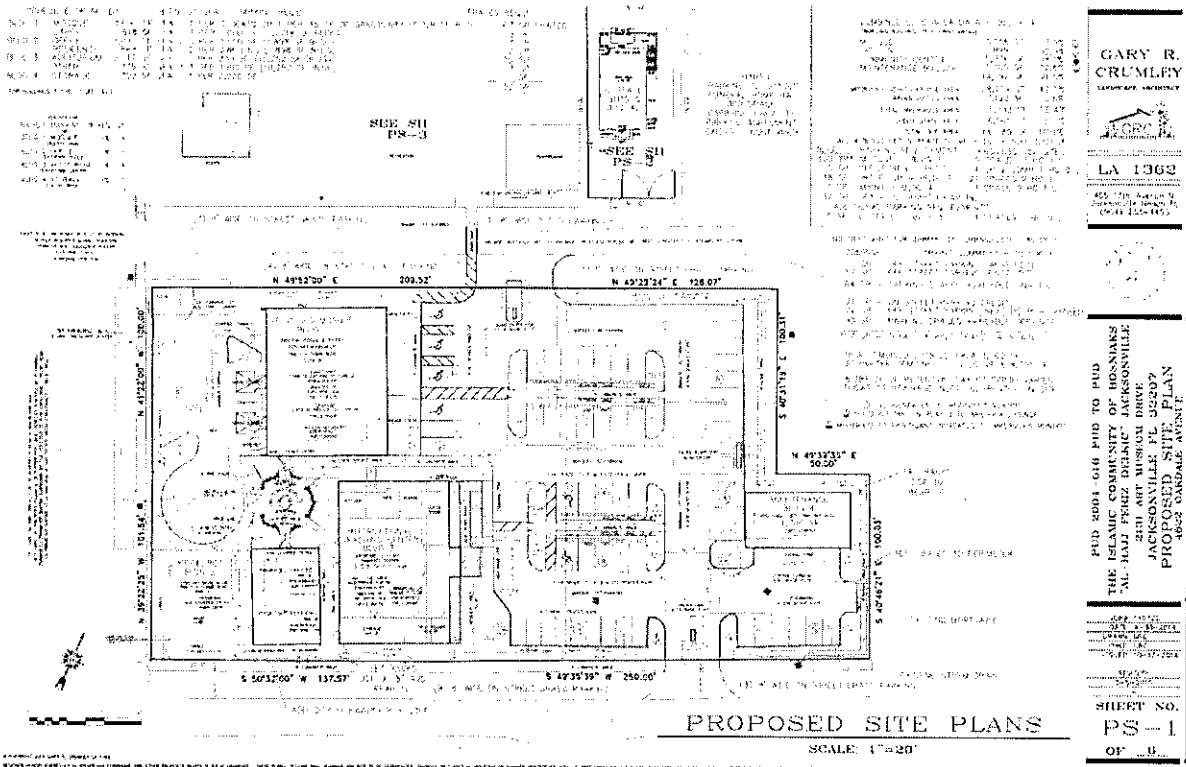
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PUD 2004-010 PAID TO PUD  
 THE ISLAMIC COMMUNITY OF BOSNIANS  
 "AL HAJJ FERIZ DELKIC" JACKSONVILLE  
 3011 AIG MUSEUM DRIVE  
 JACKSONVILLE, FL 32207  
 PROPOSED MASTER PLAN

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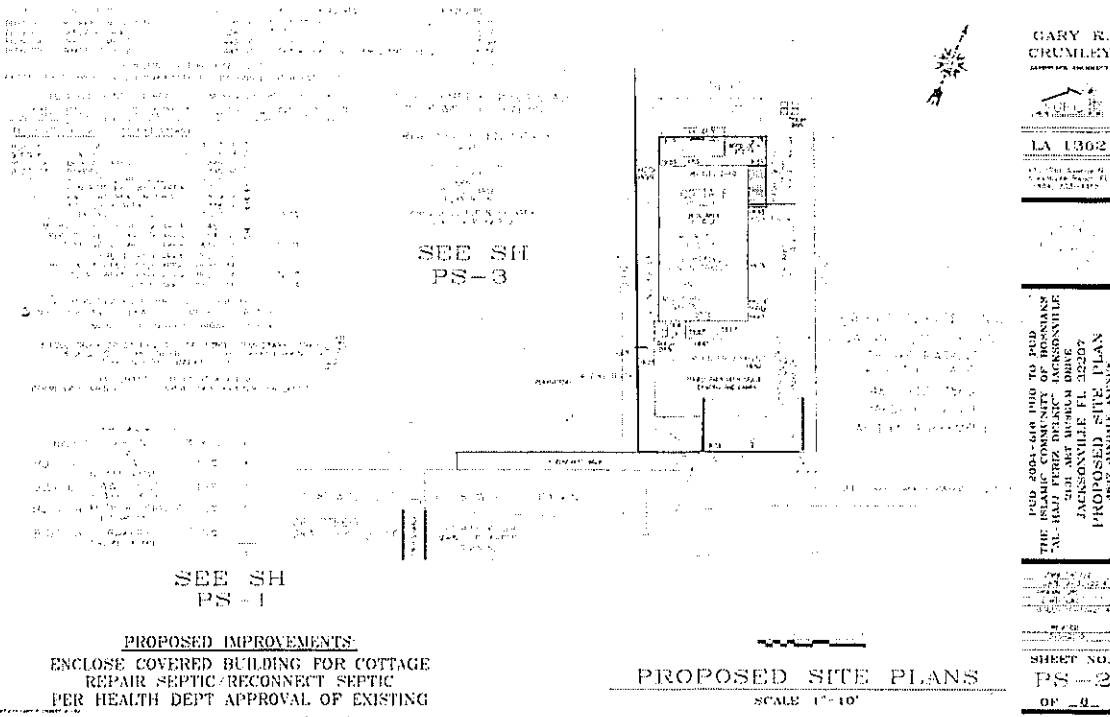
SHEET NO  
**MP-1**  
 OF 6

**Exhibit "E"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**PUD Site Plans (E-3)**  
**5 MARCH 2015**

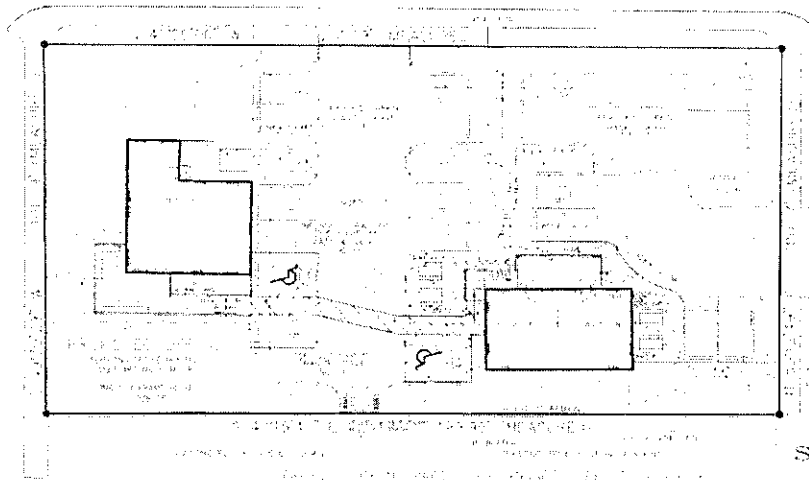




**Exhibit "E"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**PUD Site Plans (E-4)**  
**5 MARCH 2015**



**Exhibit "E"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**PUD Site Plans (E-5)**  
**5 MARCH 2015**

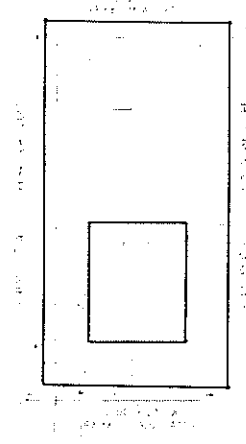


- PROPOSED IMPROVEMENTS
- REMODEL INTERIOR OF BUILDINGS
  - CONVERT 2107 INTO BAKERY
  - CONVERT 2109 INTO MEDICAL OFFICE
  - UPGRADE PARKING AREAS
  - ADD WHEEL STOPS AND RR TIE CURBS
  - ADD FOOD TRUCK SERVICES TO LOT

**PROPOSED SITE PLANS**  
 SCALE 1"=10'

GARY R CRUMBLEY LANDSCAPE ARCHITECT
LA 1362
1000 N. UNIVERSITY AVENUE JACKSONVILLE, FL 32209
PUD 2004-010 PUD TO PUD THE ISLAMIC COMMUNITY OF BOSNIAKS 3831 ART MUSEUM DRIVE JACKSONVILLE, FL 32209 PROPOSED SITE PLAN 0107 & 0109 ART MUSEUM DRIVE
SHEET NO. <b>PS-3</b> OF 6

**Exhibit "E"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**PUD Site Plans (E-6)**  
**5 MARCH 2015**



GARY R. CRUMLEY  
 ARCHITECT

LA 1362

PROPOSED SITE PLAN  
 1531 PINEHURST AVENUE  
 JACKSONVILLE, FL 32207

SHEET NO.  
 P. 1  
 OF 1

PROPOSED IMPROVEMENTS  
 RENTAL HOUSING TO VISITING CLERGY AND CONGREGATION  
 REMODEL RESIDENCE FOR RENTAL INCOME TO CHURCH  
 ENCLOSE THE COVERED PORCH ENTRY

**PROPOSED SITE PLANS**  
 SCALE 1" = 10'

Respectfully submitted by  
 Gary R. Crumley  
 Agent and designer for the owner  
 RLA #0001362 FL

**Exhibit "F"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Land Use Table (F-1)**  
**5 MARCH 2015**

Total Gross Acreage:	9 PARCELS	3.07 acres	100 %
Acreage per Land Use Category:	CGC	0.56 acres	18.2 %
	RPI	2.51 acres	81.8 %

**Table of Categories\***

<u>Land Use Type</u>	<u>Building no.</u>	<u>Parcel no.</u>	<u>Acreage</u>	<u>Percentage</u>
Church (Mosque)	Bldg 1	136780 0000	0.32 acres	12.9 %
		136785 0000	0.17 acres	
Office (Headquarters) and Residential (Shared dwelling with office)	Bldg 2	shared lot	0.17 acres	08.7 %
		136787 0000	0.16 acres	08.7 %
Community Center ( <i>International Teaching Center</i> ) and Storage (Maintenance)	Bldg 3	shared lot	0.78 acres	20.6 %
	Bldg 4	136786 0000	0.08 acres	02.1 %
Recreational Facility (Cottage) Active Recreation / Open Space: Passive Recreation / Open Space: (Combined uses)	Bldg 5	136777 0010	0.10 acres	02.6 %
		136774 0000	0.24 acres	06.3 %
		136775 0000	0.22 acres	05.8 %
		136779 0000	0.21 acres	05.6 %
Office (Law)	Bldg 6	136773 0000	0.22 acres	06.3 %
Office (Medical)	Bldg 7a		0.12 acres	03.2 %
Restaurant (Bakery)	Bldg 7b	shared	0.12 acres	03.2 %
Food Truck Services	Bldg 7b	shared	-	-
Residential (Single Family Dwelling)	Bldg 8	136769 0000	0.12 acres	03.2 %

\* Note: Acreages taken from City of Jacksonville GIS website per RE# confirmation online search.  
Land use percentages are approximate and totaled exceed 100 % based on this online data.

**Exhibit "G"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Deeds to Properties (G-1 thru G-5)**  
**5 MARCH 2015**

**TABLE OF DEEDS**

<b>G-1 DEED FOR PARCELS</b>	<b>136785 0000 AND 136774 0000 AND 136775 0000 AND 136779 0000 AND 136780 0000</b>	<b>LT 4 PARTIAL LT 5 LTS 1, 2 AND 3 LTS 3, 4, 5, 16, 17 AND 18</b>	<b>BLK 4 BLK 4 BLK 3</b>
<b>G-2 DEED FOR PARCEL</b>	<b>136787 0000</b>	<b>LTS 18, 19 AND 20</b>	<b>BLK 4</b>
<b>G-3 DEED FOR PARCEL</b>	<b>136769 0000</b>	<b>LT 17</b>	<b>BLK 2</b>
<b>G-4 DEED FOR PARCEL</b>	<b>136773 0000</b>	<b>LTS 1, 2, 19 AND 20</b>	<b>BLK 3</b>
<b>G-5 DEED FOR PARCEL</b>	<b>136777 0010</b>	<b>LT 15</b>	<b>BLK 3</b>

**NOTE: G-1 THROUGH G-5 LOTS ARE IN VALENCIA**

Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville  
Deeds to Properties (G-1)  
5 MARCH 2015

G-1 DEED FOR PARCELS	136785 0000 AND	LT 4 PARTIAL LT 5	BLK 4
	136774 0000 AND	LTS 1, 2 AND 3	BLK 4
	136775 0000 AND	LTS 3, 4, 5, 16, 17 AND 18	BLK 3
	136779 0000 AND		
	136780 0000		

08/11/2008 13:23 9048805352 FORD: BOWLUS PAGE 02/04  
Doc # 2008140563, OR BK 14519 Page 1265, Number Pages: 3, filed & Recorded  
05/30/2008 at 01:11 PM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING  
\$27.00 DEED DOC ST \$2380.00

*B-50/2008*

PREPARED BY AND RETURN TO:  
Carl Johan Yablou, Esq.  
Bayer Stearns, P.A.  
390 New Lee Cline Blvd., Suite 1000  
Fort Lauderdale, Florida 33301

Property Appraiser's  
Parcel Identification Number: 136785-0000/136774-0000/136775-0000/136779-0000/136780-0000

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made and entered into as of April 29, 2008, by National Dentex Corporation, a Massachusetts corporation, whose mailing address is 2 Vision Drive, Natick, MA 01760 ("Grantor"), in favor of Islamic Community of Bosniaks Jacksonville, Inc., a Florida non-profit corporation whose mailing address is 6220 Bennett Road, Jacksonville, FL 32216 ("Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee, and their heirs, personal representatives, successors and assigns, in fee simple absolute, all that certain land situate in Duval County, Florida and more particularly described on Exhibit "1" (the "Property").

Together with all improvements, tenements, hereditaments and appurtenances thereto belonging or appertaining.

SUBJECT TO: (a) real estate taxes for the year of closing and all subsequent years; (b) and such other Permitted Exceptions as defined in that certain Purchase and Sale Agreement dated December 21, 2007, (as amended) by and between Grantor and Grantee, concerning the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby binds itself and its successors and assigns to warrant and forever defend the title of the Property unto Grantee, and Grantee's successors and assigns, against every person whomsoever claiming or purporting to claim the same by, through, or under Grantor, but not otherwise.

1052515-1

3

Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville  
Deeds to Properties (G-1)  
5 MARCH 2015

G-1 DEED FOR PARCELS	136785 0000 AND	LT 4 PARTIAL LT 5	BLK 4
	136774 0000 AND	LTS 1, 2 AND 3	BLK 4
	136775 0000 AND	LTS 3, 4, 5, 16, 17 AND 18	BLK 3
	136779 0000 AND		
	136780 0000		

**EXHIBIT 1**

**PARCEL 1:**

Lot 4 and the Southwesterly 22.0 feet of Lot 5, Block 4, VALENCIA, according to the plat thereof as recorded in Plat Book 11, page 22 of the Public Records of Duval County, Florida.

**PARCEL 2:**

Lots 1, 2, and 3, Block 4, VALENCIA, according to the plat thereof as recorded in Plat Book 11, page 22 of the Public Records of Duval County, Florida. Less and except portion conveyed in O.R. 4659, page 198, of the Public Records of Duval County, Florida.

**PARCEL 3:**

Lots 3, 4, 5, 16, 17, and 18, Block 3, VALENCIA, according to the plat thereof as recorded in Plat Book 11, page 22 of the Public Records of Duval County, Florida.

1055641-1

Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville  
 Deeds to Properties (G-1)  
 5 MARCH 2015

G-1 DEED FOR PARCELS	136785 0000 AND 136774 0000 AND 136775 0000 AND 136779 0000 AND 136780 0000	LT 4 PARTIAL LT 5 LTS 1, 2 AND 3 LTS 3, 4, 5, 16, 17 AND 18	BLK 4 BLK 4 BLK 3
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IN WITNESS WHEREOF, the Grantor has duly authorized, executed and delivered this Special Warranty Deed the day and year first above written.

WITNESSES:

Mary Crowe  
 Print Name: MARY CROWE

Judith C. Chance  
 Print Name: Judith Chance

National Dentex Corporation, a  
 Massachusetts corporation

By: Richard F. Becker  
 Name: RICHARD F. BECKER  
 Title: EXECUTIVE V.P. & TREASURER

(Corporate Seal)

STATE OF Massachusetts )  
 COUNTY OF Middlesex ) SS:

The foregoing instrument was sworn to and subscribed before me this 24th day of April 2008, by Richard F. Becker, as Exec V.P. & Treas. of National Dentex Corporation, a Massachusetts corporation, on behalf of the company. He is personally known to me or produced as identification.



Linda M. Connolly  
 Signature of notary public  
LINDA M. CONNOLLY  
 (Typed, printed or stamped name of notary public)  
 Notary Public, State of Florida at Large  
 My Commission Expires: December 19, 2008



**Exhibit "G"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Deeds to Properties (G-2)**  
**5 MARCH 2015**

**G-2 DEED FOR PARCEL**

**136787 0000**

**LTS 18, 19 AND 20**

**BLK 4**

Prepared by and return to:  
Sandy English  
Ponte Vedra Title, LLC  
50 A1A North, Suite 108  
Ponte Vedra Beach, FL 32082

File Number: PVT140438

Doc # 2014105518, OR BK 18555 Page 1577,  
Number Pages: 2  
Recorded 07/24/2014 at 03:48 PM,  
Ronnie Fussell CLERK CIRCUIT COURT DUVAL  
COUNTY  
RECORDING \$18.50  
DEED DOC ST \$8.40 00

(Space Above This Line For Recording Data)

### Warranty Deed

This Warranty Deed made this 23rd day of June, 2014, between Carl Melvin Smith, Jr. whose post office address is 4800 Beach Boulevard, Suite 2, Jacksonville, FL 32207, grantor, and Islamic Community of Bosniaks "Al-Hajj Feriz Delkic, Jacksonville, Inc. whose post office address is PO Box 1726, Ponte Vedra, FL 32004, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

Lots 18, 19, 20, Block 4, VALENCIA, according to plat thereof recorded in Plat Book 11, Page 22 of the current public records of Duval County, Florida.

Parcel Identification Number: 1367870000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as specified herein.

The property described in this instrument is not, nor has it ever been, the constitutional homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household(s) of Grantor(s) reside thereon or have ever resided thereon.

Warranty Deed - Page 1

Part 1  
"Exhibit G"  
Page \_\_\_ of \_\_\_

Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville  
Deeds to Properties (G-2)  
5 MARCH 2015

G-2 DEED FOR PARCEL

136787 0000

LTS 18, 19 AND 20

BLK 4

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 Signature

Witness 1 Printed Name Heather M. Reynolds

Witness 2 Signature

Witness 2 Printed Name Sandy English

Witness 2 Printed Name

State of FL

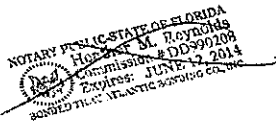
County of St. Johns

The foregoing instrument was acknowledged before me this 23 day of June, 2014 by  
Carl Melvin Smith, Jr., he ( ) is personally known to me or ( ) has produced FL Driver's L. as identification.

Notary Public

Printed Name: Heather M. Reynolds

My Commission Expires: \_\_\_\_\_



Warranty Deed - Page 2

Part 2  
"Exhibit G"  
Page \_\_\_ of \_\_\_

**Exhibit "G"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Deeds to Properties (G-3)**  
**5 MARCH 2015**

G-3 DEED FOR PARCEL

136769 0000

LT 17

BLK 2

Prepared by and return to:  
Sandy English  
Ponte Vedra Title, LLC  
50 A1A North, Suite 108  
Ponte Vedra Beach, FL 32082

File Number: PVT140304

Doc # 2014113-184, OR BK 18788 Page 209.  
Number Pages: 2  
Recorded 05/21/2014 at 01:20 PM  
Ronnie Fussell CLERK CIRCUIT COURT DUVAL  
COUNTY  
RECORDING \$18.50  
DEED DOC ST \$203.00

(Space Above This Line For Recording Data)

### Warranty Deed

This Warranty Deed made this 19th day of May, 2014, between Joseph A. Scheman and Denise A. Scheman, husband and wife whose post office address is 715 15th Avenue S., Jacksonville Beach, FL 32250, grantor, and Islamic Community of Bosniaks "Al-Hajj Feriz Delkic, Jacksonville, Inc. whose post office address is PO Box 1726, Ponte Vedra, FL 32204, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

Lot 17, Block 2, VALENCIA, according to the Plat thereof as recorded in Plat Book 11, Page 22, of the Current Public Records of Duval County, Florida.

Parcel Identification Number: 1367690000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as specified herein.

Warranty Deed - Page 1

Part 1  
"Exhibit G"  
Page \_\_\_ of \_\_\_

**Exhibit "G"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Deeds to Properties (G-3)**  
**5 MARCH 2015**

G-3 DEED FOR PARCEL

136769 0000

LT 17

BLK 2

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 Signature *Timothy Shippee*  
Witness 1 Printed Name Timothy Shippee

Witness 2 Signature *Jolyn Clark*  
Witness 2 Printed Name Jolyn Clark


Witness 3 Signature *Joseph A. Scheman*  
Witness 3 Printed Name Joseph A. Scheman

Witness 4 Signature *Denise A. Scheman*  
Witness 4 Printed Name Denise A. Scheman

State of FL  
County of St. Johns

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May, 2014 by Joseph A. Scheman and Denise A. Scheman, husband and wife, who  are personally known to me or  have produced valid ID's as identification.

Notary Public *Timothy Shippee*  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



Warranty Deed - Page 2

**Exhibit "G"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Deeds to Properties (G-4)**  
**5 MARCH 2015**

**G-4 DEED FOR PARCEL**

**136773 0000**

**LTS 1, 2, 19 AND 20**

**BLK 3**

Prepared by and return to:  
Sandy English  
Ponte Vedra Title, LLC  
50 A1A North, Suite 108  
Ponte Vedra Beach, FL 32082  
  
File Number: PVT131056

Doc # 2013029450, OR BK 18545 Page 12,  
Number Pages: 2  
Recorded 12/30/2013 at 08:56 AM,  
Ronnie Firrelli CLERK CIRCUIT COURT DUVAL  
COUNTY  
RECORDING 513 53  
DEED DOC ST \$1050.00

(Space Above This Line For Recording Data)

### Warranty Deed

This Warranty Deed made this 16th day of December, 2013, between TRL Florida Holdings, LLC, a Florida limited liability company whose post office address is 60 San Juan Drive, Ponte Vedra Beach, FL 32082, grantor, and Islamic Community of Bosniaks "Al-Hajj Feriz Delkic, Jacksonville, Inc. whose post office address is PO Box 1726, Ponte Vedra, FL 32204, grantee;

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

Lots 1, 2, 19 and 20, Block 3, Valencia, a subdivision according to the plat thereof recorded at Plat Book 11, Page 22, in the Public Records of Duval County, Florida.

Parcel Identification Number: 1367730000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as specified herein.

Warranty Deed - Page 1

**Exhibit "G"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Deeds to Properties (G-4)**  
**5 MARCH 2015**

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

\_\_\_\_\_  
Witness 1 Signature

**Heather M. Reynolds**

\_\_\_\_\_  
Witness 1 Printed Name

\_\_\_\_\_  
Witness 2 Signature

**Sandy English**

\_\_\_\_\_  
Witness 2 Printed Name

State of FL

County of Duval

TRL Florida Holdings, LLC

\_\_\_\_\_  
Philip L. Eckler, Manager

The foregoing instrument was acknowledged before me this 16 day of December, 2013 by Philip Eckler, Manager of **TRL FLORIDA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, on behalf of the Corporation, she  is personally known to me or  has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

Printed Name: **Heather M. Reynolds**

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC-STATE OF FLORIDA  
Heather M. Reynolds  
Commission # DD990288  
Expires: JUNE 17, 2014  
BONDED THROUGH ATLANTIC BONDING CO., INC.

Warranty Deed - Page 2

**Exhibit "G"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Deeds to Properties (G-5)**  
**5 MARCH 2015**

**G-5 DEED FOR PARCEL**

**136777 0010**

**LT 15**

**BLK 3**

This Document Prepared By and Return to:  
Barbara G. Sweet  
Crossland Title Services, LLC  
1503 Alford Place Ste 1  
Jacksonville, FL 32207

Doc # 2013242055, OR BK 10533 Page 427,  
Number Pages: 1  
Recorded 09/19/2013 at 12:38 PM,  
Ronnie Fussell CLERK CIRCUIT COURT DUVAL  
COUNTY  
RECORDING \$10.00  
DEED DOC ST \$217.00

Parcel ID Number: 136777-0010

**Warranty Deed**

This Indenture, Made this 13th day of September, 2013, Between **MICHAEL VAZZO**, a married man conveying non-homestead property, Grantor, and **ISLAMIC COMMUNITY OF BOSNIAKS JACKSONVILLE, INC.**, a corporation existing under the laws of the State of Florida, a/k/a **AL-HAJJ FERIZ DELKIC AND BOSNIAKS**, whose address is: 2131 Art Museum Drive, Jacksonville, FL 32207, Grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval State of Florida to wit:

**Lot 15, Block 3, VALENCIA, a subdivision; according to the plat thereof recorded in Plat Book 11, Page 22, in the Public Records of Duval County, Florida.**

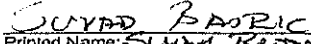
Parcel ID Number 136777-0010

Subject to current taxes, easements and restrictions of record.

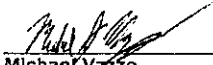
The property herein conveyed is not the homestead of, or contiguous to the homestead of the Grantor.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

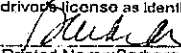
  
Printed Name: SUVAĐ BAŠIĆ  
Witness

  
Printed Name: SUVAĐ BAŠIĆ  
Witness

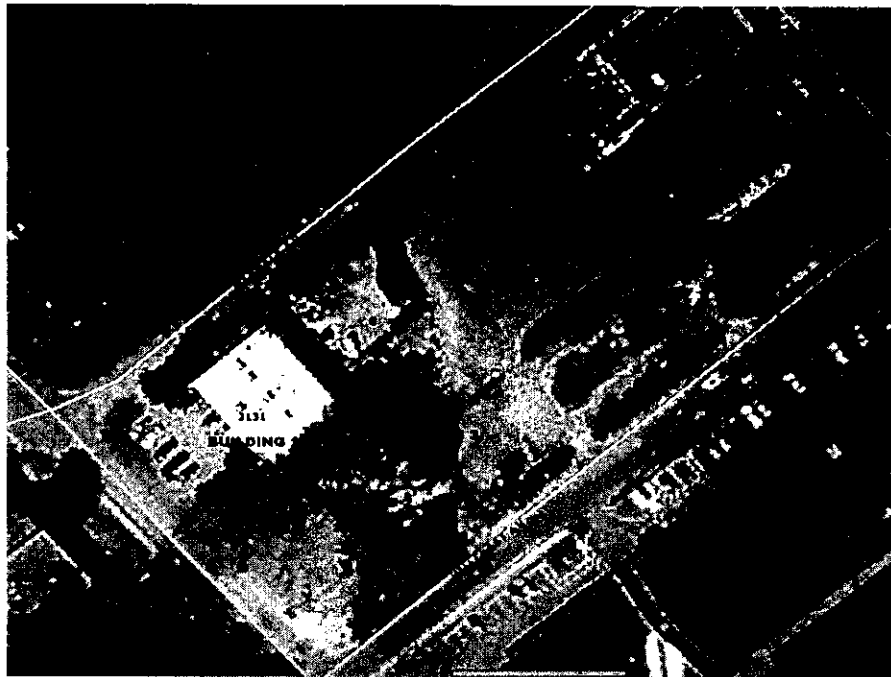
  
Printed Name: Michael Vazzo  
P.O. Address: 2575 Coachman Lakes Drive, Jacksonville, FL 32246

STATE OF Florida  
COUNTY OF Duval

The foregoing Instrument was acknowledged before me this 13th day of September, 2013 by Michael Vazzo who is personally known to me or who has produced his Florida driver's license as identification.

  
Printed Name: Barbara G. Sweet  
Notary Public  
My Commission Expires: 11/20/16

**Exhibit "H"**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Aerial Views of Properties (H-1)**  
**5 MARCH 2015**



**(H-1) Buildings 1 thru 8 - 2100 block of Art Museum Drive 32207**



**Exhibit J (Note Exhibit I omitted)**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
 Other - PUD Signatures (J-1)  
 Septic Tank and Field Inspection  
 5 MARCH 2015



STATE OF FLORIDA  
 DEPARTMENT OF HEALTH  
 ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM  
 OPERATING PERMIT INSPECTION REPORT  
 AUTHORITY: 381.0065, FLORIDA STATUTES,  
 64E-6, FLORIDA ADMINISTRATIVE CODE



PURPOSE:  Routine  
 Re-inspection  
 Complaint  
 Other: \_\_\_\_\_

PERMITTED FOR:  Industrial/Manufacturing  
 Commercial  
 Aerobic Treatment Unit  
 Performance Based Treatment System

PERMIT NUMBER: 16-0J-892320  
 INSPECTION DATE: 8-15-14  
 Begin: 12:15 End: 12:45

ESTABLISHMENT NAME: Islamic Community of Bosniaks  
 LOCATION ADDRESS: 4837 Oakdale Ave CITY: Jax ZIP: 32207  
 PROPERTY OWNER/AGENT: Islamic Community of Bosniaks PHONE: 219-5151  
 BUSINESS OWNER/CONTACT: SIVER ZUKIC PHONE: 472-7951

RESULTS:  
 Satisfactory  
 Incomplete  
 Unsatisfactory  
 Correct Violations by  
 Next Inspection  
 8.00 am on:  
 Date: \_\_\_\_\_

*Items marked below with an "x", are not in compliance with the requirements of Chapter 64E-6, Florida Administrative Code, and require correction within 72 hours unless specified otherwise under Comments and Instructions. Continued operation of this facility without making these corrections is a violation of Chapter 64E-6, Florida Administrative Code, and Chapter 381, Florida Statutes. Violations must be corrected as indicated or an administrative fine, citation or other legal action may be initiated.*

- |  |  |
|--|--|
| <p><b>GENERAL INFORMATION</b></p> <input type="checkbox"/> 1. Application/Business Survey(s)<br><input type="checkbox"/> 2. Operating Permit<br><input type="checkbox"/> 3. Conditions of Operating Permit<br><input type="checkbox"/> 4. Sanitary Nuisance<br><input type="checkbox"/> 5. Change In Ownership Or Tenancy<br><input type="checkbox"/> 6. Change in Original Permitted Conditions<br><input type="checkbox"/> 7. Setbacks to Perilnent Features<br><input type="checkbox"/> 8. Single/Multi-Tenant (# of units): _____<br><input type="checkbox"/> 9. Business Activity (I/M and COM): _____ <p><b>COMMERCIAL SEWAGE</b></p> <input type="checkbox"/> 10. Grease Interceptor<br><input type="checkbox"/> 11. Increase In Flow (seating etc.): _____<br><input type="checkbox"/> 12. Menu/Service Type<br><input type="checkbox"/> 13. Floor Plan<br><input type="checkbox"/> 14. Hours of Operation<br><input type="checkbox"/> 15. Other Conditions: _____ | <p><b>AEROBIC TREATMENT UNIT/PERFORMANCE-BASED TREATMENT SYSTEM</b></p> <input type="checkbox"/> 16. Maintenance Contract: _____<br><input type="checkbox"/> 17. Unit Operational<br><input type="checkbox"/> 18. Warning Device<br><input type="checkbox"/> 19. Bypass(ATU<1500 GPD)<br><input type="checkbox"/> 20. Sampling Port(s) (ATU<1500 GPD)<br><input type="checkbox"/> 21. Sampling/Monitoring (FBTS): _____<br><input type="checkbox"/> 22. Other Conditions: _____ <p><b>INDUSTRIAL/MANUFACTURING or EQUIVALENT</b></p> <input type="checkbox"/> 23. Chemical Storage/Disposal<br><input type="checkbox"/> 24. Labeling Of Chemicals<br><input type="checkbox"/> 25. Contracted Waste Haulers: _____<br><input type="checkbox"/> 26. Sampling Requirements:<br><input type="checkbox"/> 27. Floor Drains/Utility Sinks<br><input type="checkbox"/> 28. Increase In Flow<br><input type="checkbox"/> 29. Other Conditions: _____ |
|--|--|

ITEM NUMBERS	COMMENTS AND INSTRUCTIONS
	H
	<u>System appears satisfactory</u>
	<u>No Sanitary Nuisance.</u>
	← OAKDALE AV →
	<u>This septic system is not currently connected to any facility. Owner intends to construct add-on &amp; connect to existing septic system. If existing system must be replaced no add room will be built.</u>

Inspected by: JGI Sawadib David CHD  
 Received by: MAIL OUT Date: 8-15-14  
 Delivery Method:  Mail  Hand delivery  Fax  Email  
 DH 4145 (04/11)

**Exhibit J**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**Other PUD Signatures (J-2)**  
**Parking Agreement Letter**  
**5 MARCH 2015**



Eternity Funeral Home  
4856 Oakdale Ave.  
Jacksonville, FL 32207  
(904) 234-3619

Dear Pastor Elvir Zukic:

It is a pleasure to be able to work with the Islamic Community of Bosniaks. As we are neighbors, it is important to show support for each others well being and growth. Regarding the field that is open in front of the Funeral Home, it is no inconvenience to us for you to use it for parking when you have overflow needs especially during well attended functions. If the need arises during the weekdays, please confirm with us that there are no services scheduled at the Funeral Home that may require the area for parking. We are usually not scheduling services on the weekend that would tie up the parking area should you need it. Please feel free to call on us for any help or services we may provide.

Regards,

Tommy Doyle, Manager

Exhibit K  
Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville  
Site Location Maps (K-1)  
5 MARCH 2015



(K-1) Art Museum Drive Site Location

**Appendix 1 - Drawings**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**PUD Surveys, Signatures, Letters, Descriptions and Site Plans**  
**5 MARCH 2015**

**E. Required Attachments**

**Exhibit 1 - Legal Description of Properties**

- (A-1) 136769 0000 (Building 8)
- (A-2) 136773 0000 (Buildings 6&7)
- (A-3) 136774 0000 (Recreation)
- (A-4) 136775 0000 (Recreation)
- (A-5) 136777 0010 (Building 5)
- (A-6) 136779 0000 (Recreation)
- (A-7) 136780 0000 (Building 1)
- (A-8) 136785 0000 (Building 1)
- (A-9) 136786 0000 (Buildings 3&4)
- (A-10) 136787 0000 (Building 2)

**Exhibits A and B - Affidavits**

- (A-1) Signature of Ownership                      Owner Affidavit
- (B-1) Authorization of Owner Agent              Owner and Agent Affidavit

**Exhibit C - Binding Letter**

- (C-1) Letter of Binding Agreement              Owner Signature

**Exhibit D - Written Description**

- (D-1 thru D-14) Description of PUD              Proposed Improvements

**Exhibit E - Proposed Site Plans**

- (E-1) ES-1 Existing Site Plans                      Existing Zoning & Land Use
- (E-2) MP-1 Proposed Master Plan                  Proposed Zoning and Land Use
- (E-3) PS-1 Proposed Site Plan                      Buildings 1 thru 4
- (E-4) PS-2 Proposed Site Plan                      Building 5
- (E-5) PS-3 Proposed Site Plan                      Buildings 6, 7a & 7b
- (E-6) PS-4 Proposed Site Plan                      Building 8

**Exhibit F - Land Use Table**

- (F-1) Table of Land Use                              Buildings 1 thru 8

**F. Required Supplemental Information**

**Exhibits G and H**

- (G-1 thru G-6) Deeds                                  Proof of Ownership
- (H-1) Aerial photo - Buildings 1 thru 8

**Exhibit I - omitted - Not Applicable**

**Exhibit J - Other Information**

- (J-1) Inspection Report Health Department      Septic Tank and Field Inspection
- (J-2) Parking Permission Agreement\*              Parking Agreement Letter

(\*To be recorded with City)

**Exhibit K - Site Location Maps**

- (K-1) Site Location Map - Buildings 1 thru 8

**Appendix 2 - TABLE OF BUILDINGS & USAGE**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**ADDITIONAL INFORMATION**

5 MARCH 2015

RE#	BUILDING	EXIST. CONDITION	ACTION	PROPOSED USE
136769 0000	(Building 8)	SINGLE FAMILY DWELLING	TO REMAIN	CLERGY HOUSING
136773 0000	(Buildings 6&7)	OFFICE (6) & DUPLEX (7)	REMODEL (7)	MED. OFFICE/BAKERY
136774 0000	(Recreation)	OPEN SPACE RECREATION	TO REMAIN	RECREATION
136775 0000	(Recreation)	OPEN SPACE RECREATION	TO REMAIN	RECREATION
136777 0010	(Building 5)	OPEN COVERED STRUCTURE	REMODEL	COTTAGE
136779 0000	(Recreation)	OPEN SPACE RECREATION	TO REMAIN	RECREATION
136780 0000	(Building 1)	MOSQUE/OFFICE/STORAGE	REMODEL	MOSQUE
136785 0000	(Buildings 3&4)	VACANT LOT/PARKING	NEW BLDGS	CENTER/MAINT
136787 0000	(Building 2)	OFFICE	REMODEL	OFFICE/RESIDENTIAL

NOTE: NEW BUILDING (3) - COMMUNITY CENTER (INTERNATIONAL TEACHING CENTER)  
 NEW BUILDING (4) - MAINTENANCE BUILDING (EQUIPMENT & STORAGE)

**Appendix 3 - TABLE OF PERMITTED SIGNAGE**  
**Islamic Community of Bosniaks "Al-Hajj Feriz Delkic" Jacksonville**  
**ADDITIONAL INFORMATION**

5 MARCH 2015

KEY	BUILDING	ADDRESS	RE #	
G,W	EI,II	Building 1	2131 Art Museum Drive	136780 0000
G,W	EI,II	Building 2	2155 Art Museum Drive	136787 0000
G,W	EI,II	Building 3	lots at 4822 Oakdale Avenue (new building)	136785 0000
G,W	EI,II	Building 4	lots at 4822 Oakdale Avenue (new building)	136785 0000
G,W	EI,II	Building 5	4837 Oakdale Avenue	136777 0010
		(Includes Recreation/Open Space)		136774 0000; 136775 0000; 136779 0000
G,W	EI,II	Building 6	2123 Art Museum Drive	136773 0000
G,W	EI,II	Building 7	2107 and 2109 Art Museum Drive	136773 0000
G,W	EI,II	Building 8	4831 Pinedale Avenue	136769 0000

**SIGNAGE KEY**

(G)	GROUND SIGN	MAX 15 FT HT.	SIGNAGE AREA	4 FT BY 8 FT
(W)	WALL SIGN	N/A	SIGNAGE AREA	4 FT BY 8 FT

**ILLUMINATION KEY**

(E)	EXTERNAL ILLUMINATION	(I)	INTERNAL ILLUMINATION
-----	-----------------------	-----	-----------------------

1 Introduced by the Land Use and Zoning Committee:

2  
3  
4 **ORDINANCE 2004-616-E**

5 AN ORDINANCE REZONING APPROXIMATELY 1.34± ACRES  
6 LOCATED IN COUNCIL DISTRICT 4 AT 2131 ART  
7 MUSEUM DRIVE ET AL. BETWEEN PINEDALE AVENUE  
8 AND HILLCREST AVENUE (R.E. NOS. 136780-0000 ET  
9 AL.), AS DESCRIBED HEREIN, OWNED BY NATIONAL  
10 DENTEX CORPORATION, A MASSACHUSETTS  
11 CORPORATION, FROM PUD (PLANNED UNIT  
12 DEVELOPMENT) DISTRICT (PURSUANT TO ORDINANCE  
13 99-1032-E) TO PUD (PLANNED UNIT DEVELOPMENT)  
14 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
15 ZONING CODE, TO ACCOMMODATE AN INCREASE IN  
16 PREVIOUSLY APPROVED OVERALL BUILDING AREA  
17 CONSISTING OF A NEW SINGLE STORY FACILITY FOR  
18 USE AS A DENTAL PROSTHETICS LABORATORY, NOT TO  
19 EXCEED 12,000 SQUARE FEET, WHILE RETAINING THE  
20 EXISTING 5,158 SQUARE FOOT FACILITY FOR  
21 STORAGE PURPOSES, AS DESCRIBED IN THE APPROVED  
22 WRITTEN DESCRIPTION AND SITE PLAN FOR SMITH  
23 DENTAL PROSTHETICS PUD; PROVIDING AN EFFECTIVE  
24 DATE.

25  
26 **WHEREAS,** National Dentex Corporation, a Massachusetts  
27 corporation, the owner of approximately 1.34± acres located in  
28 Council District 4 at 2131 Art Museum Drive, 4817 Oakdale Avenue,  
29 4822 Oakdale Avenue, and 4716 Pinedale Avenue, between Pinedale  
30 Avenue and Hillcrest Avenue (R.E. Nos. 136780-0000, 136785-0000,  
31 136786-0000, 136774-0000 and 136779-0000), as more particularly

1 described in Exhibit 1 attached hereto and incorporated herein by  
2 this reference ("Subject Property"), has applied for a rezoning and  
3 reclassification of that property from PUD (Planned Unit  
4 Development) District (pursuant to Ordinance 99-1032-E) to PUD  
5 (Planned Unit Development) District, as described in Section 1  
6 below; and

7 **WHEREAS**, the Planning Commission has considered the  
8 application and has rendered an advisory opinion; and

9 **WHEREAS**, the Land Use and Zoning Committee, after due notice  
10 and public hearing, has made its recommendation to the Council; and

11 **WHEREAS**, the Council finds that such rezoning is: (1)  
12 consistent with the 2010 Comprehensive Plan; (2) furthers the  
13 goals, objectives and policies of the 2010 Comprehensive Plan; and  
14 (3) is not in conflict with any portion of the City's land use  
15 regulations; and

16 **WHEREAS**, the Council finds the proposed rezoning does not  
17 adversely affect the orderly development of the City as embodied in  
18 the Zoning Code; will not adversely affect the health and safety of  
19 residents in the area; will not be detrimental to the natural  
20 environment or to the use or development of the adjacent properties  
21 in the general neighborhood; and will accomplish the objectives and  
22 meet the standards of Section 656.340 (Planned Unit Development) of  
23 the Zoning Code; now therefore

24 **BE IT ORDAINED** by the Council of the City of Jacksonville:

25 **Section 1. Property Rezoned.** The Subject Property is  
26 hereby rezoned and reclassified from PUD (Planned Unit Development)  
27 District (pursuant to Ordinance 99-1032-E) to PUD (Planned Unit  
28 Development) District, as shown and described in the approved site  
29 plan, dated April 13, 2004, and written description, dated April  
30 26, 2004, for Smith Dental Prosthetics PUD. The PUD district for  
31 the Subject Property shall generally accommodate an increase in

1 previously approved overall building area consisting of a new  
2 single story facility for use as a prosthetics laboratory, not to  
3 exceed 12,000 square feet, while retaining the existing 5,158  
4 square foot facility for storage purposes, all as more specifically  
5 shown and described in the approved Smith Dental Prosthetics PUD  
6 site plan and written description, both on file as Exhibit 2 in the  
7 City Council Legislative Services Division.

8 Section 2. Owner and Description. The Subject Property  
9 is owned by National Dentex Corporation, a Massachusetts  
10 corporation and described in Exhibit 1. The agent listed in the  
11 application is Kim Larson with an address of 8150 Lone Star Road,  
12 Jacksonville, Florida 32211 and a telephone number of (904) 421-  
13 1194.

14 Section 3. Rezoning approved subject to conditions. This  
15 rezoning is approved subject to, and the Subject Property shall be  
16 developed in accordance with, the following conditions:

17 (a) The development shall comply with the Traffic Engineering  
18 Memorandum dated July 6, 2004 and attached hereto as Exhibit 3, or  
19 as otherwise approved by the Traffic Engineering Division and the  
20 Planning and Development Department.

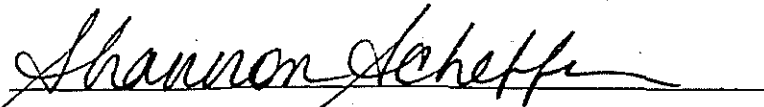
21 (b) The following uses are prohibited: drive-through  
22 facilities, employment offices, service establishments such as a  
23 barber or beauty shop, shoe repair shops, restaurants (drive-in or  
24 drive-through), interior decorators, self-service laundries or dry  
25 cleaners, tailors or dressmakers, laundry or dry cleaning pickup  
26 stations, establishments or facilities which include the retail  
27 sale of beer or wine for on or off premises consumption or package  
28 store, and establishments or facilities which include the retail  
29 sale of alcoholic beverages in conjunction with the service of  
30 food, which is ordered from a menu and prepared or served for pay  
31 for consumption on-premises.



1 (c) The subject property shall be limited to two (2) monument  
2 style signs, with a maximum height of twelve (12) feet. The  
3 signage shall be limited to twenty-four (24) square feet in area  
4 for parcels A and B, unless Parcel B remains a parking lot, then it  
5 shall be limited to eight (8) square feet. In addition, one five  
6 (5) square foot sign mounted flat against the wall of the building  
7 shall be permitted.

8 Section 4. Effective Date. The adoption of this  
9 ordinance shall be deemed to constitute a quasi-judicial action of  
10 the City council and shall become effective upon signature by the  
11 Council president and the Council Secretary.

12  
13 Form Approved:

14  
15 

16 Office of General Counsel

17 Legislation Prepared By Shannon K. Scheffer

18 SKS 5/26/04 G:\shared\LEGIS.CC\2004\ord\PUD\2004-616-B.doc

Exhibit D  
Smith Dental Prosthetics  
Written Description  
26 April 2004 (Revised)  
Current Land Use Designation CGC & RPI  
Current Zoning: PUD (Ord. 99-1032)  
Requested Land Use Designation: CGC & RPI  
Requested Zoning District: PUD  
City Development Number: 3915.4  
Re#: 136780 0000  
1367850000  
136786 0000  
1367740000  
136779 0000

**I. SUMMARY DESCRIPTION OF THE PUD**

The Applicant proposes to rezone approximately 1.35 acres of property from Planned Unit Development ("PUD") to Planned Unit Development ("PUD"). The PUD zoning is being requested to accommodate an increase in previously approved overall building area. The project proposes to construct a new single story facility, not to exceed 12,000 sf, while retaining the existing 5,158 square foot facility for storage purposes. A dental prosthetics laboratory has been operating at this location (2131 Art Museum Drive) for several years and desires to construct a new facility to accommodate expansion needs.

The subject property (the "Property") is located at the northeast corner of the intersection of Art Museum Drive and Oakdale Avenue and is more particularly described in the attached legal description (see Exhibit "A").

**II. PERMITTED USES**

- a. Medical and dental or chiropractor offices and clinics (but not hospitals).
- b. professional offices.
- c. Business offices.
- d. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances.
- e. Banks (including those with drive-thru tellers) and financial institutions, travel and similar uses.
- f. Libraries, museums and community centers.
- g. Veterinarians meeting the performance standards and development criteria set forth in PART 4.
- h. Essential services including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in PART 4.
- i. Employment office (but not a day labor pool).
- j. Churches, including a rectory or similar use, meeting the performance standards and development set forth in PART 4.
- k. Art galleries, dance art, gymnastics, karate and martial arts, music and photography studios, and theaters for stage performance (but not motion picture theaters).

Exhibit 3

Exhibit D  
Smith Dental Prosthetics  
Written Description  
Page 2

**III. PERMISSABLE USES BY EXCEPTION**

- a. **Service** establishments such as barber or beauty shops, shoe repair shops, restaurants (with drive-in or drive-thru facilities), interior decorators, self-service laundries or dry cleaners, tailors or dressmakers, laundry or dry cleaning pickup stations. This permitted use shall not occupy more than 50% of the overall floor area.
- b. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
- c. Day care centers
- d. An establishment or facility which includes the retail sell of beer or wine for on-premises consumption.
- e. An establishment or facility which includes the retail sale of alcoholic beverages including liquor, beer or wine for on-premises consumption, in conjunction with the service of food which is ordered from a menu and prepared or served for pay for consumption on-premises.

**IV. PUD DEVELOPMENT CRITERIA**

Total Gross Average:	1.34 acres
Acreage per Land Use Category:	1.34 acres (CGC/RPI) (100%)
Number of Dwelling Units:	0
Active Recreation / Open Space:	N/A
Passive Recreation / Open Space:	.07
Public or private Right of Way:	None
Minimum Lot Area:	None
Minimum Lot Width:	None
Maximum Lot Percent Coverage:	75%
Maximum Building Height:	35 feet
Minimum Setbacks:	Front            20 feet
	Side             0 feet
	Rear             10 feet

Exhibit 3

Exhibit 'D'  
Smith Dental Prosthetics  
Written Description  
Page 3

**V. PUD REVIEW CRITERIA**

**A. Consistency with Comprehensive Plan**

This property is categorized as CGC and RPI pursuant to the City's Future Land Use Map, **which** is consistent with the requested zoning.

**B. consistency with Concurrency Management System**

This project will be consistent with the **Concurrency** Management System and already has **applied** for concurrency (No.34007)

**C. Allocation of Residential Land Use**

No dwelling units are proposed in this PUD.

**D. Internal Compatibility**

As noted the site plan **traffic** flow, ingress and egress, landscaping, etc make this **compatible** without seeking any deviation to the code.

**E. External Compatibility**

This project is compatible with surrounding land uses in the area. The surrounding area is **zoned** CRO. Along Art Museum Drive and in the immediate general area are **commercial/office** which are of a compatible size and scope as the proposed facility.

**F. Usable Open Spaces/ Plazas/ Recreation**

The project has open space around the retention area. No recreational areas are proposed.

**G. Impact on Wetlands**

There is no wetlands impact associated with the project,

**H. Off-street Parking and Loading Requirements**

The PUD will comply with the Zoning Code, PART 6, as it relates to the **permitted** uses.

Exhibit 'D'  
Smith Dental Prosthetics  
Written Description  
Page 4

I. pedestrian Circulation System

Sidewalks will be provided in accordance with the 2010 Comprehensive Plan.

J. Vehicular Access

Access to the property will be through access points from Oakdale Avenue and Hillcrest Avenue, as shown on the Site Plan, subject to the review / approval of the Traffic Engineer.

K. Storm water Retention

The project will be designed to meet all applicable drainage requirements. Retention I detention will be located as indicated on the Site Plan.

L. Utilities

Public utilities are available for the development.

M. Maintenance of Common Areas / Infrastructure

The Property will be maintained by the parcel owners.

N. Architectural Design

The project will be designed to meet current Jacksonville Building Codes. The architectural character of the building is of a scope and material selection compatible with the surrounding area.

O. Parking

The PUD will comply with off street parking requirements, as stipulated in the Zoning Code.

Exhibit 3

Exhibit 'D'  
Smith Dental Prosthetics  
Written Description  
Page 5

P. Signage

**Signage** shall be limited to one (1) monument sign on **Art** Museum Drive, one (1) monument sign on **Oakdale** Avenue and one (1) monument sign on **Hillcrest** Avenue. **Signs** shall be limited to a maximum of thirty-two (32) square feet in area and fifteen (15) feet in height. There shall be no limitation on the minimum separation distance between signs.

Q. Landscaping

The PUD, as a whole, will comply with the required landscaping under the Landscape ordinance. The exact layout of landscaping may be rearranged subject to the review and approval of the Planning and Development Department.

R. Conceptual Site Plan

The site plan indicates the property to be developed to allow for the construction of a new **single** story facility while maintaining the existing 5,158 sf facility as storage. (The site plan indicates a 10,900 sf building but the PUD shall allow the development of a new building with a floor area not to exceed 12,000 sf.) Once the new facility is built the existing building will be retained but will be utilized solely for storage purposes.

**Forty-four** new parking spaces are provided, to be constructed between the two buildings. **Six** (6) existing parking spaces will be retained between the existing building and Art Museum Drive. Thirty seven (37) parking spaces are required for the new building (1 space / 300 sf of commercial gross floor area). Four (4) spaces are required for the storage building (one employee plus one company vehicle plus one (1) space for each 5000 sf of gross floor area).

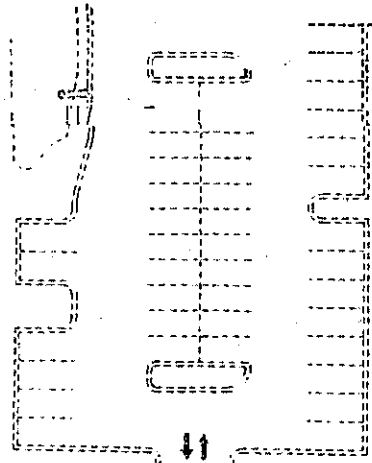
In the future, if the property is sold, its uses shall be consistent with the PUD, as defined in paragraph II, Permitted Uses and Paragraph III Permitted Uses by Exception. Any additional parking requirement shall be met by utilizing parcels 136779 0000 and 136774 0000.

Ingress and egress will be from **Oakdale** and **Hillcrest** Avenues. The streets are relatively short and undeveloped. The resulting effect greatly minimizes the impact of parking and egress on Art Museum Drive.

Exhibit 3

# EXHIBIT E

## PUD Site Plan



NOTE  
THIS AREA REPRESENTS  
SIMILARLY OWNED PARCELS  
WHICH ARE AVAILABLE TO  
SATISFY ZONING CODE  
PARKING REQUIREMENTS, IN  
THE EVENT OF FUTURE SALE  
OF THE PRIMARY PROPERTY



### PROPOSED SITE PLAN

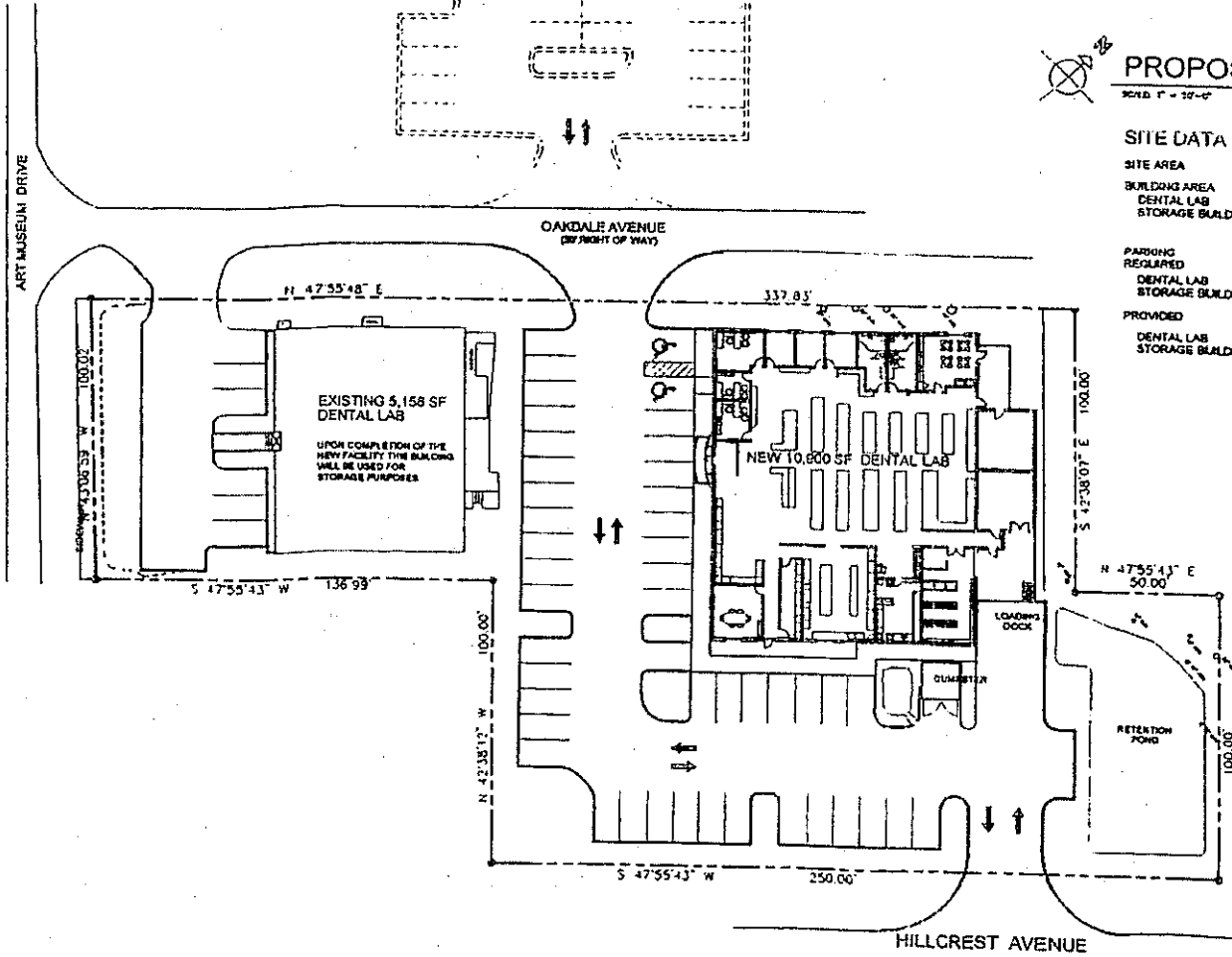
SCALE: 1" = 30'-0"

#### SITE DATA

SITE AREA	58,270 SF (1.34 ACRES)
BUILDING AREA	
DENTAL LAB	10,000 SF
STORAGE BUILDING	5,158 SF

PARKING REQUIRED	
DENTAL LAB	37 SPACES (1 SPACE / 330 S)
STORAGE BUILDING	4 SPACES

PROVIDED	
DENTAL LAB	44 SPACES
STORAGE BUILDING	6 SPACES



13 APR 2004

Exhibit 3

BEFORE THE PLANNING COMMISSION  
OF THE CITY OF JACKSONVILLE

APPLICATION NO.: MM-2008-05

IN RE: The Minor Modification Application of  
NATIONAL DENTEX CORPORATION

**ORDER APPROVING APPLICATION MM-2008-05  
FOR MINOR MODIFICATION TO APPROVED PUD  
WITH CONDITION**

This matter came to be heard upon the Application for Minor Modification to a Planned Unit Development for Ordinance 2004-616-E, filed by National Dentex Corporation, the owners of that certain real property located 2131 Art Museum Drive between Oakdale Avenue and Hillcrest Avenue, seeking to revise the site plan to allow a mosque in the existing building in Land Use Category RPI and CGC.

Having duly considered both the testimonial and documentary evidence, presented at the public hearing on March 13, 2008, including the Report of the Planning and Development Department for Application for Minor Modification to a Planned Unit Development for Ordinance 2004-616-E dated August 10, 2004, and all attachments thereto ("Staff Report"), a copy of which is attached hereto as **Exhibit "A"**, and by this reference made a part hereof, the Planning Commission of the City of Jacksonville hereby adopts and incorporates herein the recommendations of the Staff Report, and

**FINDS AND DETERMINES:**

1. That the applicant has complied with all requirements set forth in Section 656.341(f)(2), Zoning Code; and
2. That competent, substantial evidence indicates that the application meets all applicable criteria to be granted a minor modification.

**NOW THEREFORE, it is ORDERED by the Planning Commission:**

1. That a minor modification be granted to revise the site plan to allow a mosque in the existing building, as set forth in the Application for Minor Modification to a Planned Unit Development MM-2008-05, to allow a modification to PUD Ordinance 2004-616-E, a copy of which PUD Ordinance is attached to the Staff Report.

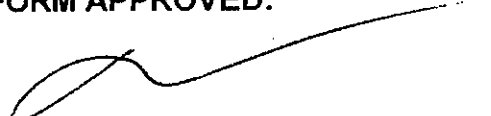


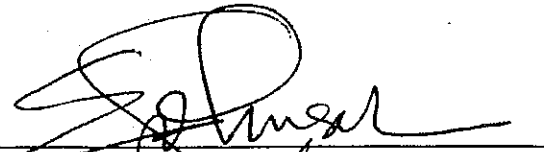
2. The minor modification granted hereby is subject to the following condition(s):


a. The development shall be subject to the written description dated February 29, 2008.

Executed this 2nd day of <sup>April</sup> ~~March~~, 2008.

**FORM APPROVED:**

  
\_\_\_\_\_  
Dylan T. Reingold  
Assistant General Counsel

  
\_\_\_\_\_  
Chairman, Planning Commission

  
\_\_\_\_\_  
Secretary, Planning Commission

Copies to:

National Dentex Corporation  
526 Boston Post Road, Suite 207  
Wayland, Massachusetts 01778-1820  
*Owner*

Charles Mann  
165 Arlington Road  
Jacksonville, FL 32211  
*Agent*

G:\Land Use\Planning Commission\2008 Orders\03.13 MM-08-05 AC.doc

**NOTICE:** This Order does not become final until the expiration of the twenty-one (21) day appeal period provided in the Zoning Code. Any work commenced during this appeal period is done at the risk of the applicant, and a building permit will only be issued after an Acknowledgement of the appeal period has been obtained from the Zoning Counter and returned to same executed properly by the applicant(s) or their agent(s).

MAP SHOWING SUBDIVISION

PARCEL "1"

LOT 4 AND THE SOUTHWESTERLY 22.0 FEET LOT 5, BLOCK 4, VALENCIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 22 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL "2"

LOTS 1, 2 and 3, BLOCK 4, VALENCIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 22 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. LESS AND EXCEPT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 4659, PAGE 198 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL "3"

LOTS 3, 4, 5, 16, 17 and 18, BLOCK 4, VALENCIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 22 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: ISLAMIC COMMUNITY OF BOSNIAKS JACKSONVILLE, INC.  
NATIONAL DENTEX CORPORATION  
CHICAGO TITLE INSURANCE COMPANY  
BERGER SINGERMAN, P.A.

## EXHIBIT E

### Written Description

#### **Art Museum Drive Mosque Minor Modification to the Smith Dental Prosthetics PUD Ordinance 2004-616**

February 29, 2008

#### **I. PROJECT DESCRIPTION**

The subject property, hereafter referred to as the "Property", is legally described on Exhibit 1. The Property is identified as land described under Real Estate Numbers 136774-0000, 136775-0000, 136779-0000, 136780-0000, and 136785-0000. The owner of the Property is National Dentex Corporation. The Property is located at the intersection of Art Museum Drive and Oakdale Avenue.

The applicant proposes a minor modification to the existing PUD in order to develop 1.165 acres of the site with a house of worship, specifically a mosque. The Property is currently zoned PUD and is part of the Smith Dental Prosthetics PUD approved by Ordinance 2004-616. The proposed office expansion never occurred and the property is now vacant. This minor modification will replace the written description and site plan for a portion of the Smith Dental Prosthetics PUD. Our proposed plan of development will utilize the existing 5,158 square foot office building. The prayer room in the existing building will not exceed 2,240 square feet. The parking ratio for houses of worship is 35 square feet for each parking space and will provide sufficient parking for the needs of our worship facility. The existing PUD written description allows for churches but did not contemplate houses of worship as the principal use. This minor modification specifies uses permitted on the Property and provides for a development scheme that is compatible with the character of the area.

The Property is located in a mixed-use area along Art Museum Drive. The proposed house of worship will serve the spiritual needs of area residents and employees while providing the adaptive infill and reuse of a vacant commercial property. The Property is bordered on the north by single-family homes, on the east by a mortuary, on the south by office studios, and on the west by a museum and offices.

#### **II. PUD DEVELOPMENT CRITERIA**

##### **A. Permitted uses and restrictions**

1. Houses of worship including but not limited to a mosque, along with customary accessory buildings but not including daycare centers, community recreational facilities, and private primary and/or secondary educational facilities.

## **B. Accessory Structures**

1. Accessory uses and structures as set forth in Section 656.403.

## **C. Restrictions on Uses**

### **1. Permissible uses by right or by exception**

- a. Service establishments such as barber or beauty shops, shoe repair shops, restaurants (with drive-in or drive-thru facilities), interior decorators, self-service laundries or dry cleaners, tailors or dressmakers, laundry or dry cleaning pickup stations. This permitted use shall not occupy more than 50% of the overall floor area.
- b. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
- c. Day care centers
- d. An establishment or facility which includes the retail sale of beer or wine for on-premises consumption
- e. An establishment or facility which includes the retail sale of alcoholic beverages including liquor, beer or wine for on-premises consumption, in conjunction with the sale of food which is ordered from a menu and prepared or served for pay for consumption on-premises.

## **III. PUD Development Standards:**

1. **Minimum lot requirements (width and area):** None.
2. **Maximum lot coverage by all buildings:** Fifty percent.
3. **Minimum yard requirements:**
  - a. *Front:* Ten feet
  - b. *Side:* None.
  - c. *Rear:* Ten feet.
  - d. *Additional:* Storm water retention/detention, signs, or similar uses may be allowed in the minimum yards subject to the review and approval of the Planning and Development Department.
4. **Maximum height of structures:** Thirty-five (35) feet; except that the provisions of Section 656.405 Height Limits shall apply.

## **IV. PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES**

1. **Consistency with the Comprehensive Plan:** According to the Future Land Use Map series (FLUMs) of the 2010 Comprehensive Plan, the designated land use category is Community General Commercial (CGC) and Residential Professional Institutional (RPI), which allows for the above listed uses. If the minor modification is approved, the site will be consistent with the applicable land use categories and the Comprehensive Plan. To mitigate for the intensity of the use, restrictions have been placed on the plan of development. This includes limiting the development allowed by right to a house of

worship, and limiting all other uses to those consistent with the CRO zoning district provided such uses are granted through a zoning exception by the Planning Commission. All uses permitted in the CGC land use category except those also allowed in the RPI land use category have been eliminated. These control measures will assure that the development is a good and compatible neighbor for area residents and businesses.

2. **Consistency with the Concurrency Management System:** The proposed development will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
3. **Allocation of Residential Land Use:** There is no residential component to this PUD as modified.
4. **Internal Compatibility:** The proposed minor modification contains limitations on the commercial uses permitted on the subject property as well as a common development scheme which contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic.
5. **External Compatibility:** The Property is located along Art Museum Drive and Oakdale Avenue. Vehicular access is restricted to driveways along Oakdale Avenue with an optional driveway for the north parking lot along Pinedale Avenue. Control mechanisms such as the restriction of permitted uses will assure minimal impact, if any, upon neighboring residential properties.
6. **Intensity of Development:** This project allows for a house of worship by right, and limits all other uses to those allowed in the CRO zoning district provided that a zoning exception is granted by the Planning Commission. The proposed house of worship is an allowable use in all nearby zoning districts and is much less intense than many of the uses otherwise allowed in the RPI and CGC land use categories.
7. **Usable Open Spaces, Plazas, and Recreation Areas:** Usable open spaces, plazas, and recreation areas will be constructed as per the goals and objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.
8. **Impact on Wetlands:** The site does not contain wetlands.
9. **Listed Species Regulations:** The Property contains less than 50 acres and therefore a listed species survey is not required.
10. **Off-street Parking and Loading Requirements:** The Part 6 parking requirements for a house of worship are based on the needs and demands of a traditional church. The prayer room will not exceed 2,240 square feet. Given the nature of worship services at a mosque, the off-street parking needs are satisfied with a maximum of 64 parking spaces and 3 handicap parking spaces.
11. **Pedestrian Circulation System:** Sidewalks will be constructed as per the goals and objectives of the Comprehensive Plan.

12. **Lighting:** All lighting shall be oriented so as to localize illumination onto the property to the greatest extent possible. Illumination shall be controlled so as to eliminate unreasonable interference or impact with nearby residential zoning districts and uses as interpreted by the Director of the Planning and Development Department. Lighting will be directed away from residential properties either by cutoffs or height limitation, and there will be no external building lighting above the first floor in the rear of the building. The final lighting plan will be subject to the review and approval of the Planning and Development Department.
13. **Vehicular Access:** The site will have access from Art Museum Drive via Oakdale Avenue. There shall be no direct access onto Art Museum Drive. The location of access points and driveway connections may vary and the final location shall be subject to the review and approval of the City of Jacksonville Traffic Engineer.
14. **Landscaping:** In order to maximize the available parking, the vehicular use area and perimeter landscaping around the parking lot located on the north side of Oakdale Avenue is satisfied with the installation and maintenance of a six-foot tall fence not less than 95 percent opaque. Terminal islands within the vehicular use area shall be as depicted on the site plan. Otherwise, landscaping will be generally as set forth in Part 12 of the Zoning Code. Notwithstanding the provisions of Part 12 of the Zoning Code, the location of the project landscaping may vary from the strict requirements of Part 12 and may be relocated to alternative placement to provide for improved site design and function. The final landscape plan shall be subject to the review and approval of the Current Planning Division of the Planning and Development Department.
15. **Storm Water Retention:** Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.
16. **Utilities:** The Jacksonville Electric Authority (JEA) will provide all utilities.

## V. SUCCESSORS IN TITLE

All successors in title to the Property, or to any portion of the Property, shall be bound to all the development standards and conditions of this minor modification as contained herein and in the Ordinance approving the same.

## VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT

The project design is in harmony with the general purpose and intent of the City of Jacksonville Zoning Code. The proposed project is compatible with similar development in the area. The design and layout of this minor modification to the PUD:

1. Allows for a creative approach through the use of natural features of the site with existing vegetation and existing TOPO;
2. Provides a more desirable environment than would be possible through the strict application of the minimum requirements of the Zoning Code by creating more buffers, landscaping, and/or recreation and open space than would be required through a straight zoning;
3. Allows for an effective use of the land, resulting in lower development costs;
4. Provides an environment that is characteristic of the surrounding area;
5. Supports the retention of property values by providing needed services and support for the surrounding residences and businesses in the area; and
6. Enhances the appearance of the area through the preservation of natural features, vegetation, and by using existing TOPO and grade in order to develop the project.

## VII. GOALS AND POLICIES

Specifically, the minor modification to the PUD complies with the following goals, objectives, and policies of the Comprehensive Plan, Future Land Use Element:

**Policy 1.1.8:** Require that all new non-residential projects be developed in either nodal areas, in appropriate infill locations, or as part of mixed or multi-use developments such as Planned Unit Development (PUDs) as described in this element.

**Policy 1.1.10:** Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques.

**Objective 3.2:** Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

**Policy 3.2.2:** The City shall promote the infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The Property is located along Art Museum Drive in an area containing a mixture of residential, office, commercial, and institutional uses. The Property is an ideal site for a house of worship using a minor modification to the PUD to ensure development that is compatible with neighboring properties. The proposed mosque will promote and sustain the viability of the property by incorporating the adaptive reuse of a vacant commercial structure.

NO.	DATE	REVISIONS
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**CLIENT**

**PROJECT**

A NEW BUILDING FOR THE COMPANY LOCATED AT 1111 WEST PARKWAY, ANCHORAGE, AK 99501

**KUNSTAR INC.**

1111 WEST PARKWAY  
ANCHORAGE, AK 99501  
PHONE: (907) 562-1111  
FAX: (907) 562-1112  
WWW.KUNSTAR.COM

**SCALE**

1" = 100'

**DATE**

12/11/2004

NO.	DATE	REVISIONS
1		
2		
3		
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**AS1.1**

12/11/2004

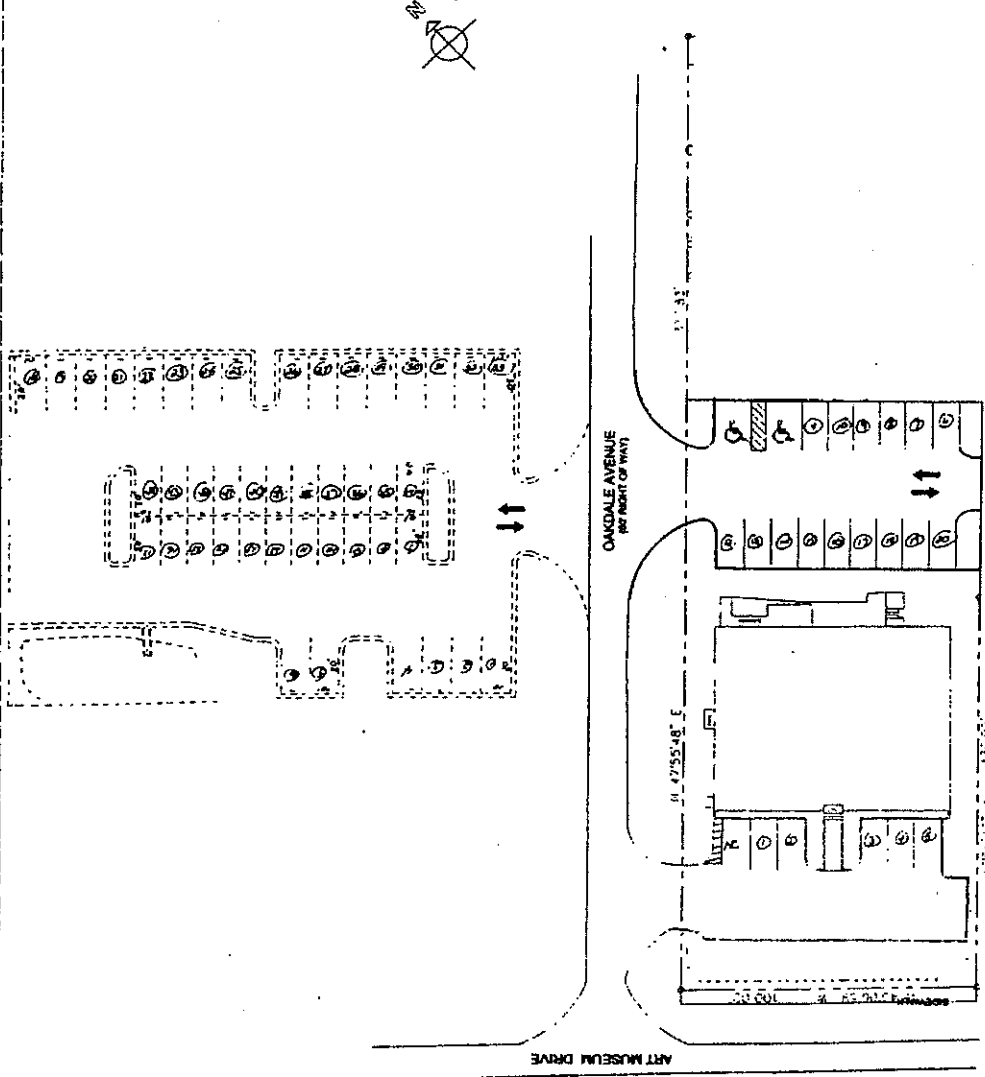
# Proposed Site Plan

## PROPOSED SITE PLAN

SCALE 1" = 32'-0"

### SITE DATA

- SITE AREA: 1.148 ACRES
- BUILDING AREA: 3,154 SQUARE FEET
- PARKING PROVIDED: 44 SPACES
- 3 HANDICAPPED



12/11/2004

HILLCREST AVENUE



# Existing Site Plan

DATE	
PROJECT	NEW BUILDING FOR THE HILLCREST DENTIST 2117 HILL CREST AVENUE JACKSONVILLE, FLORIDA
CLIENT	KUNZLE & ASSOCIATES
SCALE	AS SHOWN
DATE	12 APRIL 2004

