

EXHIBIT D

Faith United Methodist Church and School PUD
WRITTEN DESCRIPTION
January 5, 2016

I. PROJECT DESCRIPTION

The Faith United Methodist Church PUD consists of 13.5 acres of land located at 3924 and 4000 Spring Park Road, lying north of Fulton and south of Shasta, and between Spring Park Road and Interstate 95 (the "Property"). Current existing uses consist of sanctuary, fellowship hall and other religious facilities and related uses, parsonage and security residences, educational, classroom and library facilities, a gymnasium, a small recreational vehicle park, playgrounds, ball fields, meeting buildings, administrative offices, parking, maintenance buildings and related accessory uses. The Property includes a ravine area with free-flowing water many months of the year. A wooden pedestrian bridge crosses the ravine to connect the two land areas. Most of the existing uses are located on the southern portion of the site, with only ball fields, vacant areas and two small structures currently located on the northern portion.

The current land use category is Low Density Residential ("LDR"). No change to this land use category is requested. The current zoning is both PUD and RLD-60. The RLD-60 zoning applies to two of the parcel numbers, #127886-0000 and 127888-0000, shown as Parcel 1 on Exhibit 3, Site Plan. The PUD applies to parcel # 127144-0000, which consists of Parcels 2 and 3, as shown on Exhibit 3, Site Plan. The PUD was approved by the City pursuant to Ordinance 88-1071-628, approved in November, 1988. The PUD authorizes a child day care facility for up to 150 children with related playground facilities, parking and signage.

At this time, Faith United Methodist desires to bring all of its Property under a single PUD zoning, to allow the existing uses and several new uses on the property, based on anticipated needs in the future.

II. PERMITTED USES AND RESTRICTIONS

A. The following uses and restrictions shall apply to Parcel 1, as shown on Exhibit 3, Site Plan:

1. Places of assembly, to include religious facilities, sanctuaries, chapels, rectories, fellowship halls, administrative offices, classrooms, and community, fraternal and social meeting and activity spaces for various uses such as AA, youth groups, veteran, non-profit groups and neighborhood meetings;
2. School for up to 400 students, provided no outdoor intercom system may be used by the school, except in the event of an emergency;
3. Parsonage and security residences;
4. Non-commercial recreational vehicle park for up to twelve (12) vehicles for temporary visitors to the places of assembly, located as shown on Exhibit 3, Site Plan;

5. Accessory uses and structures associated with the above uses, including without limitation, playgrounds, ballfields, gymnasiums, cafeterias, thrift sales, libraries, maintenance buildings, parking, signage and outdoor seasonal activities, such as Fall Festivals and Christmas tree sales;
 6. All existing landscaping, signage and parking on Parcel 1 is satisfactory for existing development; provided, however, should any new development be proposed on Parcel 1, then landscaping, signage and parking for the new development only must comply with the Jacksonville Zoning Code requirements.
- B. The following uses and restrictions shall apply to Parcel 2, as shown on Exhibit 3, Site Plan:
1. Places of assembly, to include religious facilities, sanctuaries, chapels, rectories, fellowship halls, administrative offices, classrooms, and community, fraternal and social meetings and activity spaces for various uses such as AA, youth groups, veteran, non-profit groups and neighborhood meetings;
 2. Residential uses in accordance with the LDR land use category and the RLD-60 zoning district regulations;
 3. Should alcohol or substance abuse meetings occur on Parcel 2, such uses shall be limited to the hours of 7:00 a.m. to 8:00 p.m.;
 4. Either one child day care center for up to 150 children or one adult day care center for up to 150 adults (total for Parcels 2 and 3), which meets the following:
 - a. Adequate off-street area for stacking of vehicles and required parking;
 - b. For any child day care center, a fenced outdoor play area which meets requirements set forth by the state licensing agency, located in the rear or side yards of the subject site;
 - c. Hours of operation shall be limited to 6 a.m. to 7 p.m.;
 - d. Child day care centers must comply with the provisions of City of Jacksonville Ordinance 2014-552; and
 - e. Proper state licensing as may be applicable.
 5. Housing for the Elderly as defined by the Jacksonville Zoning Code, for up to 100 persons with proper state licensing as may be required (total for Parcel 2 and 3);

6. Accessory uses and structures associated with the above uses, including without limitation, playgrounds, ballfields, gymnasiums, cafeterias, thrift sales, libraries, maintenance and storage buildings, parking, signage and outdoor seasonal activities, such as Fall Festivals and Christmas tree sales;
 7. Landscaping, signage and parking for any development on Parcel 2 shall comply with the requirements of the Jacksonville Zoning Code in effect at the time development is proposed; provided, however, for any new development proposed in a location contiguous to a residentially-zoned property on the northern boundary of Parcel 2, then a six-foot visual barrier, not less than 95% opaque, shall be provided along said property line, excluding any required front yards;
 8. The building setback from the property boundary contiguous to residentially-zoned property along the northern boundary of Parcel 2 shall be twenty-five (25) feet.
- C. The following uses and restrictions shall apply to Parcel 3, as shown on Exhibit 3, Site Plan:
1. Uses and restrictions for existing structures with existing site conditions:
 - a. Places of assembly, to include religious facilities, sanctuaries, chapels, rectories, fellowship halls, administrative offices, classrooms, and community, fraternal and social meetings and activity spaces for various uses such as AA, youth groups, veteran, non-profit groups and neighborhood meetings;
 - b. Residential uses in accordance with the LDR land use category and the RLD-60 zoning district regulations;
 - c. Accessory uses and structures associated with the above uses, including without limitation, playground and ball fields without lights, libraries, maintenance and storage buildings, parking, signage and outdoor seasonal activities such as Fall Festivals and Christmas tree sales;
 - d. No modification to existing landscaping, signage and parking is required for existing development;
 - e. Maximum occupancy of existing structures shall be subject to the regulations of the Fire Marshal and City's Fire Prevention Code requirements;
 - f. Hours of operation for any outdoor activities or any non-residential uses in existing structures shall be limited to 7:00 a.m. to 8:00 p.m.
 2. Uses and restrictions for any new development on Parcel 3:

- a. Places of assembly, to include religious facilities, sanctuaries, chapels, rectories, fellowship halls, administrative offices, classrooms, and community, fraternal and social meetings and activity spaces for various uses such as AA, youth groups, veteran, non-profit groups and neighborhood meetings;
- b. Either one child day care center for up to 150 children or one adult day care center for up to 150 adults (total for Parcels 2 and 3), which meets the following:
 - (1) Adequate off-street area for stacking of vehicles and required parking;
 - (2) For any child day care center, a fenced outdoor play area which meets requirements set forth by the state licensing agency, located in the rear or side yards of the subject site;
 - (3) Hours of operation shall be limited to 6 a.m. to 7 p.m.;
 - (4) Child day care centers must comply with the provisions of City of Jacksonville Ordinance 2014-552; and
 - (5) Proper state licensing as may be applicable.
- c. Housing for the Elderly as defined by the Jacksonville Zoning Code, for up to 100 persons with proper state licensing as may be required (total for Parcels 2 and 3);
- d. Residential uses in accordance with the LDR land use category and the RLD-60 zoning district regulations;
- e. Accessory uses and structures associated with the above uses, including without limitation, playgrounds, ballfields, gymnasiums, cafeterias, thrift sales, libraries, storage and maintenance buildings, parking, signage and outdoor seasonal activities, such as Fall Festivals and Christmas tree sales;
- f. Landscaping, signage and parking shall comply with the Jacksonville Zoning Code requirements;
- g. The building setback from the northern boundary of Parcel 3 contiguous to residentially-zoned property shall be twenty-five (25) feet.

D. The following restrictions shall apply on the Property (Parcels 1, 2 and 3):

- 1. No uses shall be allowed by Special Exception;
- 2. No residential treatment facilities or halfway houses for live-in rehabilitation for felons or alcohol/substance abuse shall be permitted.

III. QUANTITATIVE DATA

Total acreage: 13.5 (100%)

Amount of each different land use by acreage:*

Single family – up to 4 units (1.85%)

Multi-family – None

Commercial – None

Industrial – None

Other land uses – 10.58 acres (78.4%)

Total amount of non-residential floor area:

283,000 sq. feet, 48%

Active recreation and/or open space: 1.67 acres (12.35%)

Passive open space, wetlands, ponds: 1 acre (7.4%)

Public and private right-of-way – None

Maximum coverage of buildings and structures: 294,000 sq. feet (50%)

*Amounts subject to change if Parcel 2 or 3 were developed for residential purposes.

IV. STATEMENTS

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

Due to the variety of existing and proposed uses, the PUD is the most appropriate zoning to ensure development is consistent with applicable regulations.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The landowner will maintain all facilities.

- C. Justification for the rezoning.

The proposed rezoning allows the property to be developed in a cohesive manner.

- D. Phase schedule of construction (include initiation dates and completion dates):

Many of the uses are already in existence. Construction of new development on Parcels 2 and 3 will occur as market demand occurs, likely within the next 5-20 years.

V. DESIGN GUIDELINES - Except as expressly provided in this Written Description, the following guidelines shall apply to any new development on Parcels 1, 2 and 3.

A. Lot requirements:

1. *Minimum lot area:* none
2. *Minimum lot width:* 70'
3. *Maximum lot coverage:* 50%
4. *Minimum front yard:* 25'
5. *Minimum side yard:* 10'
6. *Minimum rear yard:* 10'
7. *Maximum height of structures:* 35'

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* The parking requirements for all new development only shall be consistent with the requirements of Part 6 of the Zoning Code.
2. *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of ingress and egress along Spring Park Road and Fulton Avenue, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
 - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.
3. *Pedestrian Access.*
 - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

1. On Parcel 1:
 - a. Two (2) street frontage monument-style freestanding signs along Spring Park Road, internally or externally illuminated, not to exceed fifty (50) square feet per face and twelve (12) feet in height shall be permitted. Such signs shall not be closer than 200 feet apart, except that the two existing signs may be located 80 feet

apart. Only two monument style signs are permitted along Spring Park Road on Parcel 1.

b. One (1) street frontage monument-style freestanding sign along Fulton Avenue, externally illuminated only, not to exceed twenty-four (24) square feet per face and eight (8) feet in height shall be permitted on Fulton Avenue.

2. For any new development on Parcels 2 and 3, one street frontage monument-style freestanding sign along Spring Park Road, internally or externally illuminated, not to exceed twenty-four (24) square feet per face and eight (8) feet in height shall be permitted.

3. Directional signs on the Property shall not exceed 4 square feet in area and 4 feet in height.

D. Landscaping:

Landscaping for any new development only on the Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

F. Wetlands

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

VI. DEVELOPMENT PLAN APPROVAL

Any new development on the Property (Parcels 1, 2 and 3) must be reviewed and approved pursuant to the Minor Modification process for the PUD zoning district set forth in the Jacksonville Zoning Code.