

2018-644  
LVZ



**EPISCOPAL**  
SCHOOL of JACKSONVILLE

Episcopal School of Jacksonville  
Knight Campus  
PUD Written Description  
Revised November 30, 2018

## I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

The Episcopal School of Jacksonville (ESJ) campus is currently located upon a 56 acre site within the north east quadrant of Atlantic Boulevard and the Hart Bridge entrance (under the expressway ramps). The campus is bounded by the St. Johns River to the north, Atlantic Blvd. to the south, the Hart Bridge to the west and St. Elmo Drive to the east. Episcopal High School, which provides a private school education for grades 6 through 12, has occupied the majority of the site for the past 50 years.

On July 14, 2004 ESJ assumed ownership of 39.63 Acres located at 6761 Atlantic Blvd which is known as the Knight Campus. The Knight Campus is bounded by Atlantic Blvd to the south, Pottsburg Creek to the north west, Silversmith Creek to the north east and Southside Christian Church immediately adjacent to the east.

The Knight Campus presently serves ESJ by hosting a variety of sports fields, a Field House, men's and women's locker rooms, restroom facilities, rowing facilities and the required infrastructure to serve these sports and sporting events.

The primary purpose of this PUD is to rezone the property from CRO to PUD to allow for enhanced Knight Campus signage with matching architectural directional and traffic control signage and landscaped areas. Currently, the allowable signage for CRO zoning is prohibitive to the needs and desires of ESJ. The proposed signage (monument, wayfinding, building identification, donor recognition, etc.) exceeds the allowable signage allowed within the CRO zoning district; this PUD seeks to allow additional signage.

The secondary purpose of the PUD is to establish a comparable development standard with ESJ's main campus (also zoned PUD however with the development standards consistent with the PBF-2 zoning designation). The Development Standards set forth later on within this document will be consistent with a tailored PBF-2 design standard.

- B. Project Name: Episcopal School of Jacksonville – Knight Campus.
- C. Project Agent: Almond Engineering, P.A.
- D. Project Engineer: Almond Engineering, P.A.
- E. Current Land Use Designation: RPI
- F. Current Zoning District: CRO
- G. Requested Zoning District: PUD.
- H. Real Estate Number(s): RE# 136879\_0000, 136889\_0000, 136885\_0000 (the "Property").

## II. QUANTITATIVE DATA

- A. Total Acreage: 39.63± acres.
- B. Total maximum amount of non-residential floor area: 11.88 acres. (30%)
- C. Total amount of recreation and open space: 27.74 acres.
- D. Total amount of land coverage of all buildings and structures: 11.88 acres.

## III. STATEMENTS

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

The existing CRO zoning prohibits the quantity of signage allowable for the ESJ Knight Campus.

Generally (Per Part 13 Sign Regulations) for properties zoned CRO, the subject property is limited to the number, size and location of signs for commercial office type properties. The subject property is being redeveloped consistent with an auxiliary sports facility to augment a private educational institution (Episcopal School of Jacksonville) consistent with the PBF-2 zoning requirements. Fundraising events, contributions from alumni donors and benefactors are memorialized by erecting wayfinding signs for sports fields, stands, buildings, etc. announcing the facility type but also the donor and benefactor name that contributed specifically to that portion of the facility. The number, size, and location of these signs (typical of these type of private educational institutions) would be limited if kept consistent with the current CRO zoning.

Specifically:

656.1303 ( c )(1)(i) – One non illuminated or externally illuminated monument sign not exceeding a maximum of 24 square feet in area and 12 feet in height is permitted

*Proposed within this PUD application are 2 ground based monument signs located at one of the 3 entrances to the Knight Campus and 1 monument sign internal to the project for the tennis facilities.*

656.1303 ( c )(1)(iii) – In Lieu of (i) and (ii) above, one non illuminated, externally illuminated or internally illuminated wall sign not exceeding 32 square feet in area is permitted.

*Proposed within this PUD application are more than one wall sign for the Field House and Tennis Center. While not exceeding 32 square feet in area, CRO zoning only allows for 1 wall sign.*

656.1303 ( c )(1)(iv)(A)(1) – Two wall signs not exceeding, collectively, 100 square feet if located on the side of the building facing an arterial or higher roadway.

*The wall signage proposed within this PUD application is positioned on the building which best suits the aesthetics and needs of the campus; the wall signs are directed internally and not facing the arterial adjacent roadway, Beach Blvd.*

656.1303 ( c )(1)(v) (A) - For assembly and institutional uses: One non-illuminated or externally illuminated monument sign not exceeding 12 square feet in area is permitted.

*Proposed within this PUD application are 2 ground based monument signs located at one of the 3 entrances to the Knight Campus and 1 monument sign internal to the project for the tennis facilities.*

656.1303 ( c )(1)(v) (D) - For assembly and institutional uses: One non illuminated or externally illuminated wall sign per building, not exceeding 24 square feet.

*Proposed within this PUD application are more than one wall sign for the Field House and Tennis Center. While not exceeding 32 square feet in area, CRO zoning only allows for 1 wall sign.*

This PUD seeks to allow for additional signage and create a development standard consistent with the design guidelines from the PBF-2 zoning district.

As indicated above, this PUD rezoning is filed to allow for additional signage above the current allowable maximum within the CRO Zoning District and set forth a development standard consistent with the PBF-2 zoning requirements.

- 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 continued operation and maintenance of the areas and functions described within this PUD will be the sole responsibility of the applicant and property owner: The Episcopal School of Jacksonville.

#### IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Institutions, including middle and secondary schools, colleges and universities.
2. Private clubs.
3. Art galleries, libraries, museums and community centers.
4. Homes for the aged or orphans, including professional offices associated therewith, and similar uses.
5. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
6. Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
7. Nursing homes.
8. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
9. Medical offices, medical clinics and pharmacies.
10. Cemeteries.
11. Hospice facilities.

B. Permissible Uses by Exception:

1. Private utilities.
2. Care centers meeting the performance standards and development criteria set forth in Part 4.
3. Off-street parking lots meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures: As permitted in Section 656.403.

Restrictions on Use: None

## V. DESIGN GUIDELINES

### A. Lot Requirements:

1. Minimum lot area: 7,000 square feet.
2. Minimum lot width: 70 feet.
3. Minimum front yard: 20 feet.
4. Minimum side yard: 10 feet.
5. Minimum rear yard: 10 feet.
6. Maximum height of structures: 50 feet; provided, that height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 50 feet.
7. Maximum lot coverage by all buildings: 35 percent.

### B. Ingress, Egress and Circulation:

1. **Parking Requirements.** Parking requirements shall conform minimally Part 6 of the design standards set forth for the City of Jacksonville Off Street Parking requirements. If additional parking areas are required in the future for large sporting event parking, this shall be allowed. Parking surfaces can be via impervious vehicular areas and grassed parking areas.
2. **Vehicular Access:** Vehicular access will be via the existing driveways along Atlantic Blvd. and existing parking areas and internal roadways. Future internal vehicular circulation needs (parking, roads, delivery areas, etc.) shall be allowed.
3. **Pedestrian Access.** Pedestrian access shall be provided by means of existing sidewalks along Atlantic Boulevard and within the ESJ Knight campus.

### C. Signs:

Existing campus signage will be permitted to remain. ESJ is proposing to erect several new campus signs including a monument entrance signs at the facility entrances along Atlantic Blvd. In addition to the monument entrance signs, additional signage will include architecturally enhanced campus wayfinding and directional signage. A signage plan is attached as Exhibit J to the PUD application.

In general, the new signage will be as follows:

- A) Wayfinding Signage on Atlantic Blvd
    - Quantity: 4
    - Description: Two-sided pylon sign
    - Panel Size: 3' High x 4'-6" Wide
    - Overall Height: 10'-10"
    - See exhibit
  - B) Monumental Entry Signage
    - Quantity: 2
    - Description: Cast stone panel in brick wall
    - Panel Size: 4'-0" High x 8'-6" Wide
    - Wall Height: 7'-0"
  - C) Monumental Tennis Signage
    - Quantity: 1
    - Description: Cast stone panel in brick wall
    - Panel Size: 1'-9" High x 13'-8" Wide
    - Wall Height: 3'-3"
  - D) School Seals
    - Quantity: 2
    - Description: Cast stone seals in brick wall
    - Seal Size: 4'-6" High x 3'-0" Wide
    - Wall Height: 7'-0"
1. COJ standard Traffic Control Signage (stop signs, yield, one way, do not enter, etc.) will be allowed to be mounted to architecturally enhanced poles matching the campus architectural theme. Additional sports facility and ESJ sports logo signage, internal to the Knight Campus) shall be allowed per signage exhibit by Almond Engineering attached within this PUD application.
  2. Directional signage may be erected, as needed, at the entrances to the Knight Campus Drive entrance, Boat House entrance and throughout the campus. Directional signs shall not exceed 4 square feet in area and 4 feet in height.

D. Landscaping:

1. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code; provided, however, ESJ will be allowed to provide additional landscaping beyond the required minimum for campus beautification.
2. A Landscape plan shall be submitted to the City's Landscape Architect for review and approval, as required with the PUD and Civil Permitting "10-Set" Processes.

E. Recreation and Open Space:

Recreation and open space shall be provided as required by Recreation and Open Space Element of the 2030 Comprehensive Plan.

F. Utilities

Existing public utility services (water, sewer, and electricity) will continue to be provided for the site, and for any future improvements.

G. Wetlands

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

**VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project allows for renovation of a beloved facility which offers unique educational and recreational opportunities as well as encourages tourism to and volunteerism in the community. The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community in that:

A. The project is more efficient than would be possible through strict application of the Zoning Code;

B. The project is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

C. The project will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan as follows:

1. The project furthers the following goals, objectives and policies of the Recreation and Open Space Element of the 2030 Comprehensive Plan:
  - a. Objective 2.2. The City's Land Development Regulations, through the Subdivision Ordinances or other Ordinances, shall ensure the provision of open space by private enterprise.
  - b. Policy 2.2.1. The City shall require that all new non-residential land uses . . . provide a minimum of 10% of the property in open space.
2. The project furthers the following goals, objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan:
  - a. Policy 1.1.12. Promote the use of Planned Unit Developments (PUDs) . . . in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

- b. Policy 1.1.13. Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as PUDS. . . .
  - c. Policy 1.1.16. Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through . . . enhancement of transportation connections.
  - d. Objective 1.3. Continue to improve coordination between transportation and land use planning efforts in order to optimize transportation system capacity and promote high quality site designs.
  - e. Goal 3. To achieve a well-balanced and organized combination of residential, non-residential, 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. Policy 3.1.12. The City shall protect residential neighborhoods from cut-through non-residential traffic by providing appropriate traffic control mechanisms (e.g. cul-de-sacs, signalization, and four-way stop signs).
3. The project furthers the following goals, objectives and policies of the Transportation Element of the 2030 Comprehensive Plan:
- a. Policy 2.1.10. The Public Works Department shall be responsible for coordinating all construction scheduling within the public right-of-way to minimize its impact to traffic flow. The Public Works Department will coordinate with the Florida Department of Transportation in order to minimize the impact to traffic flow on City streets that may result from construction on the State Highway System.
  - b. Goal 5. The traffic circulation system shall be operated in a manner which values the safety of citizens as being of equal importance to efficiency and expedience of design and materials.
  - c. Policy 11.3.5. The City shall determine any required operational improvements for ingress, egress and other factors that affect safe and convenient on-site traffic flow for proposed developments through the site plan review process.



PUD Name **Episcopal School Knight Campus**

Date **Jul 12, 2018**

**Land Use Table**

Total gross acreage	<b>39.28</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Multiple family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Commercial	<b>0</b>	Acres	<b>0</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use	<b>0</b>	Acres	
Active recreation and/or open space	<b>16.6</b>	Acres	<b>42</b> %
Passive open space, wetlands, pond	<b>22.68</b>	Acres	<b>58</b> %
Public and private right-of-way	<b>0</b>	Acres	<b>0</b> %
Maximum coverage of non-residential buildings and structures	<b>598,862</b>	Sq. Ft.	<b>35</b> %