

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-316 TO
PLANNED UNIT DEVELOPMENT

JUNE 6, 2019

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 Ordinance 2019-316 to Planned Unit Development.

Location: 12025 San Jose Boulevard (SR 13) between
Hidden Stagecoach Road and Orange Picker
Road

Real Estate Number(s): 158852-0040

Current Zoning District(s): Planned Unit Development (PUD 99-566)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: Southeast, District 3

Applicant/Owner: Adrienne King, Ph.D.
Lighthouse Ladies Investments, LLC
6816 Southpoint Parkway, Suite 202
Jacksonville, Florida 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2019-316 seeks to rezone approximately 0.87 acres from PUD to PUD for the purpose of allowing a small educational facility serving 25 students. The current PUD allows commercial neighborhood uses on the portion of the site fronting San Jose Boulevard (SR 13) (Parcel A) and commercial office uses to the rear or east (Parcel B). Any building Parcel B is not to exceed 6,000 square feet in area. A school is not a permitted use in the Commercial Office zoning district, which necessitates the need for a rezoning. The City Council did not impose any conditions in the PUD ordinance.

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.

(A) 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 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. Schools are a permitted use in the RPI land use category. 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.

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

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

Future Land Use Element:

Policy 1.1.12

Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

The proposed PUD incorporates the same uses, restrictions and development standards as the current PUD but includes the small educational school as an additional use.

Policy 1.1.22

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

The PUD will allow a new use in an existing building which discourages sprawl and promotes development of under utilized buildings.

Objective 6.3

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

The proposed PUD will add a school use to an existing building and which will not adversely impact the surrounding users.

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

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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:

The following additional criteria shall be considered by the Planning and Development Department, the Local Planning Agency, and the City Council when evaluating any land use or zoning application within the Mandarin Road and/or Mandarin Height Overlay:

The subject parcel is within the Mandarin Height Overlay, which restricts commercial buildings to 35 feet in height unless setbacks are increased one foot for each three feet of vertical height. The PUD limits the building height to 35 feet which may be increased one foot in height for each one foot of setback. The PUD height limitation is more stringent than the Overlay.

(1) Consistency with the 2030 Comprehensive Plan

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). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

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

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a private school and business offices. 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The subject parcel does not front on San Jose Boulevard (SR 13) and therefore will not change the existing streetscape.
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Not applicable
- The use of existing and proposed landscaping: There are significant large trees on the property. The intended plan of development does not propose an expansion of the existing building, and it is assumed the existing trees will remain.
- The treatment of pedestrian ways: There is a sidewalk on the east side of San Jose Boulevard (SR 13) and a path from the sidewalk to the tire store. There is not a path from the sidewalk to the office building in the back.
- Focal points and vistas: Not applicable.
- The use of topography, physical environment and other natural features: Not applicable
- Traffic and pedestrian circulation patterns: There is one access point on San Jose Boulevard (SR 13)
- The use and variety of building setback lines, separations, and buffering: The PUD is using the existing setbacks in the proposed written description, maintaining the internal compatibility of the PUD.
- The use and variety of building groupings: There is no change to the existing buildings and the site plan approved in the current PUD.
- The use and variety of building sizes and architectural styles: As mentioned above no changes are proposed to the building sizes
- The use and variety of materials: Not applicable

- The separation and buffering of vehicular use areas and sections of vehicular use areas: The PUD will provide the required buffering.
- The variety and design of dwelling types: Not applicable
- The particular land uses proposed and the conditions and limitations thereon: The written description is proposing fewer uses than is currently allowed in the current PUD.
- The form of ownership proposed for various uses: Not applicable
- Compatible relationship between land uses in a mixed use project: Not applicable
- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: Not applicable

(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: To the north are similar low intensive uses, to the south is a retail store/warehouse. The proposed use will act as a transition between the two sees.
- 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
North	RPI	PUD (12-617)	Retention pond, day care
South	BP	PUD (18-606)	Undeveloped
East	LDR	PUD (92-1025)	Wetlands, single family dwellings
West	MDR	RLD-60	Single family dwellings

(6) Intensity of Development

The proposed development is consistent with the RPI functional land use category as a private school and professional offices. The PUD is appropriate at this location as it will provide a needed use with minimal impact to the surrounding property owners.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site has access to San Jose Boulevard (SR 13) through a shared driveway.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. A recreation area is not required.

(8) Impact on wetlands

There are no wetlands on the parcel.

(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 will be developed in accordance with Part 6 of the Zoning Code and will provide the required 18 parking spaces.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

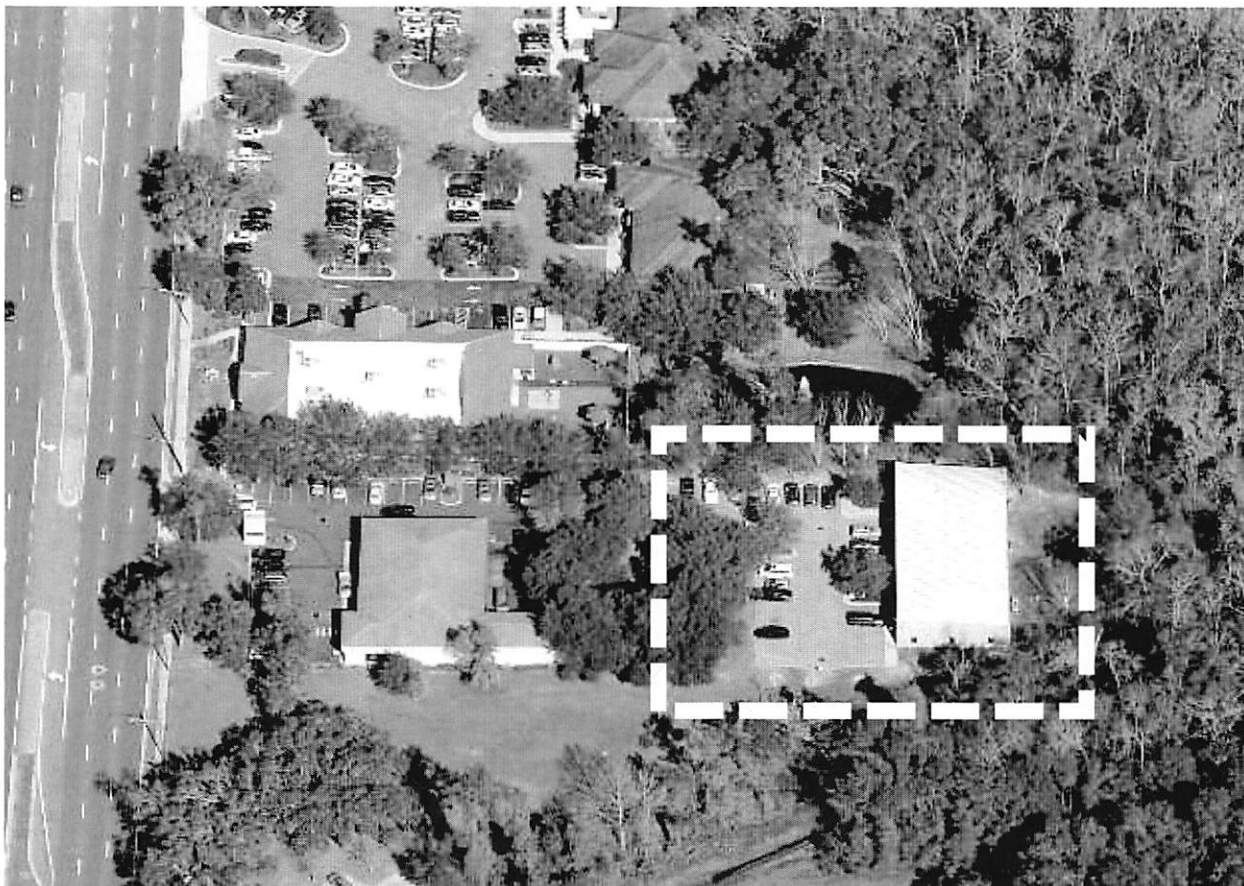
Upon visual inspection of the subject property on May 15, 2019, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2019-316** be **APPROVED** with the following exhibits:

1. The original legal description dated March 15, 2019.
2. The original written description dated March 7, 2019.
3. The original site plan dated July 31, 2019.



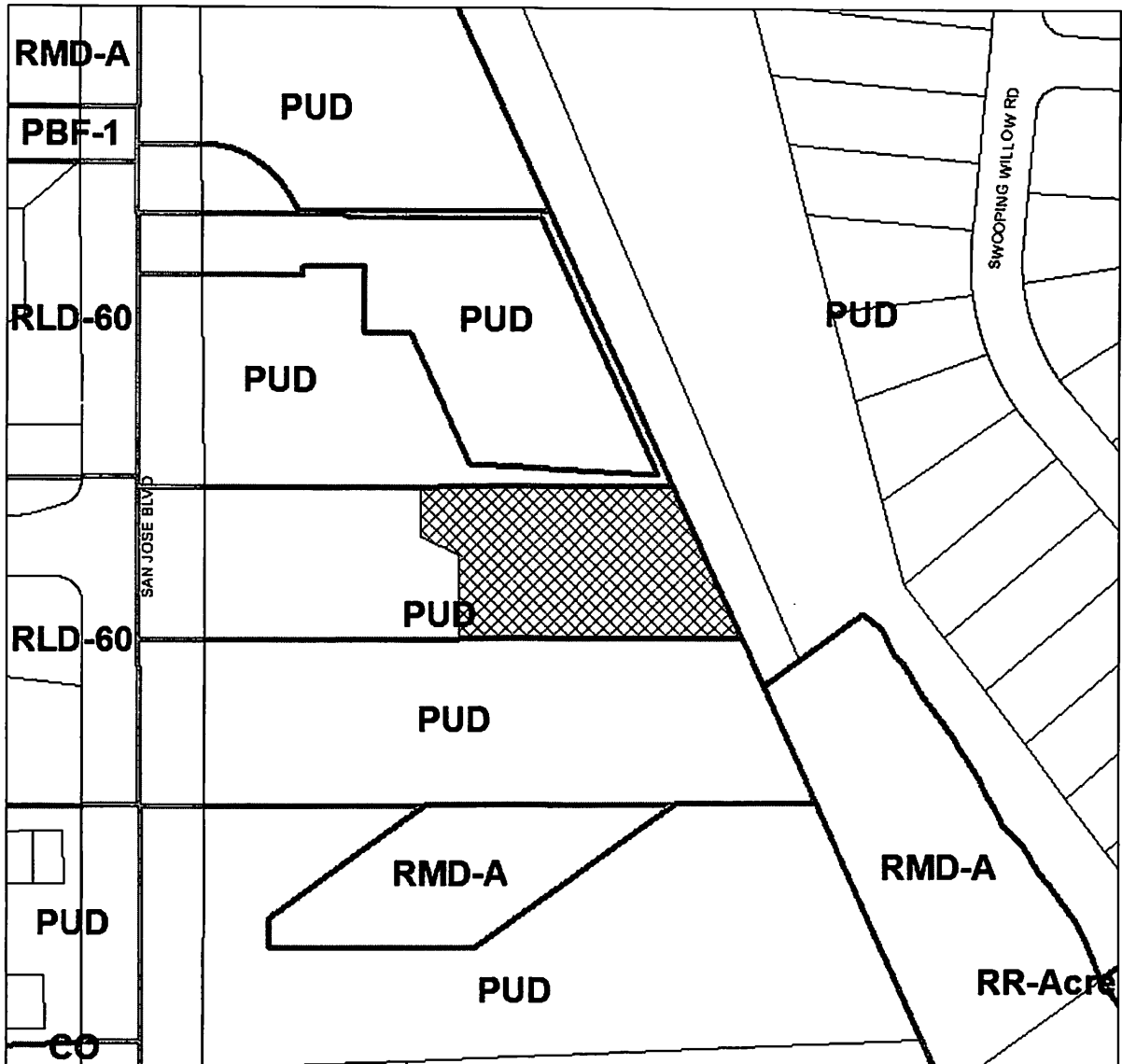
Aerial view of subject property.

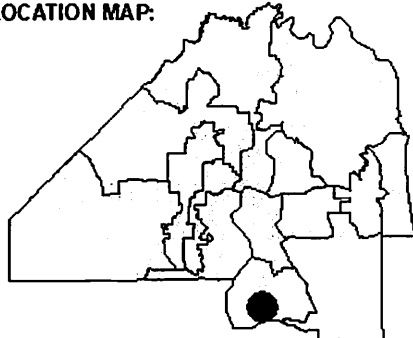
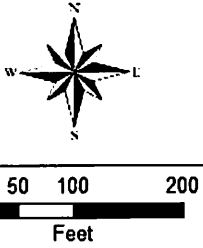


View of existing building



View of drive to the building.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>6</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2019-0316</p>	<p>TRACKING NUMBER</p> <p>T-2019-2256</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD**Planning and Development Department Info****Ordinance #** 2019-0316 **Staff Sign-Off/Date** BEL / 04/09/2019**Filing Date** 04/10/2019 **Number of Signs to Post** 2**Hearing Dates:****1st City Council** 06/11/2019 **Planning Commission** 06/06/2019**Land Use & Zoning** 06/18/2019 **2nd City Council** N/A**Neighborhood Association** OAKVIEW CORNER OAKS OWNERS ASSOC., OLDE MANDARIN NEIGHBORHOOD ASSOC., HEAVEN TREE OWNERS ASSOC., HOLLYRIDGE OWNERS ASSOC., HAMMOCK OAKS BEAUTIFICATION COMMITTEE**Neighborhood Action Plan/Corridor Study** NONE**Application Info****Tracking #** 2256**Application Status** PENDING**Date Started** 02/18/2019**Date Submitted** 03/13/2019**General Information On Applicant**

Last Name	First Name	Middle Name
KING	ADRIENNE	LEIGH DESANTIS

Company Name

LIGHTHOUSE LADIES INVESTMENTS, LLC

Mailing Address

6816 SOUTHPOINT PKWY SUITE 202

City	State	Zip Code
JACKSONVILLE	FL	32216

Phone	Fax	Email
9044197792	9049007732	DESANTIS@BEACONPEDIATRIC.COM

General Information On Owner(s) Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
KING	ADRIENNE	LEIGH DESANTIS

Company/Trust Name

LIGHTHOUSE LADIES INVESTMENTS, LLC

Mailing Address

6816 SOUTHPOINT PKWY SUITE 202

City	State	Zip Code
JACKSONVILLE	FL	32216

Phone	Fax	Email
9044197792	9049007732	DESANTIS@BEACONPEDIATRIC.COM

Last Name	First Name	Middle Name
NABIZADEH	PARASTOO	

Company/Trust Name

LIGHTHOUSE LADIES INVESTMENTS, LLC

Mailing Address

6816 SOUTHPOINT PKWY SUITE 202

City JACKSONVILLE **State** FL **Zip Code** 32216

Phone 9044197792 **Fax** 9049007732 **Email** NABIZADEH@BEACONPEDIATRIC.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 1999-566

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	158852 0040	6	3	PUD	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

RPI

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 0.87

Development Number

Proposed PUD Name CORMORANT CREEK BUSINESS AND EDUCATIONAL CENTER PAR

Justification For Rezoning Application

BUILDING IS CURRENTLY USED FOR MEDICAL OFFICES SERVING CHILDREN WITH SIGNIFICANT NEEDS (BEHAVIORAL HEALTH, DEVELOPMENTAL DELAY, AUTISM). MANY PATIENTS ATTEND INTENSIVE THERAPY (20-30 HR/WK) BUT ATTEND SCHOOL OFF-SITE MAKING IT DIFFICULT FOR PARENTS TO COORDINATE. MOST PATIENTS ALSO HAVE UNIQUE LEARNING NEEDS. WE WISH TO OFFER THE CONVENIENT OPPORTUNITY FOR PATIENTS TO RECEIVE SPECIALIZED INDIVIDUALIZED EDUCATION ON-SITE. REQUIRE PUD TO PUD REZONING TO ALLOW FOR SCHOOL.

Location Of Property

General Location

MANDARIN

House # 12025 **Street Name, Type and Direction** SAN JOSE BLVD **Zip Code** 32223

Between Streets

MARBON RD and OLD ACOSTA RD

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. 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 and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff 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 660 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
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- 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.

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.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) 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, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

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 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.

- Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof
 - 0.87 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee
 - 21 Notifications @ \$7.00 /each: \$147.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,426.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

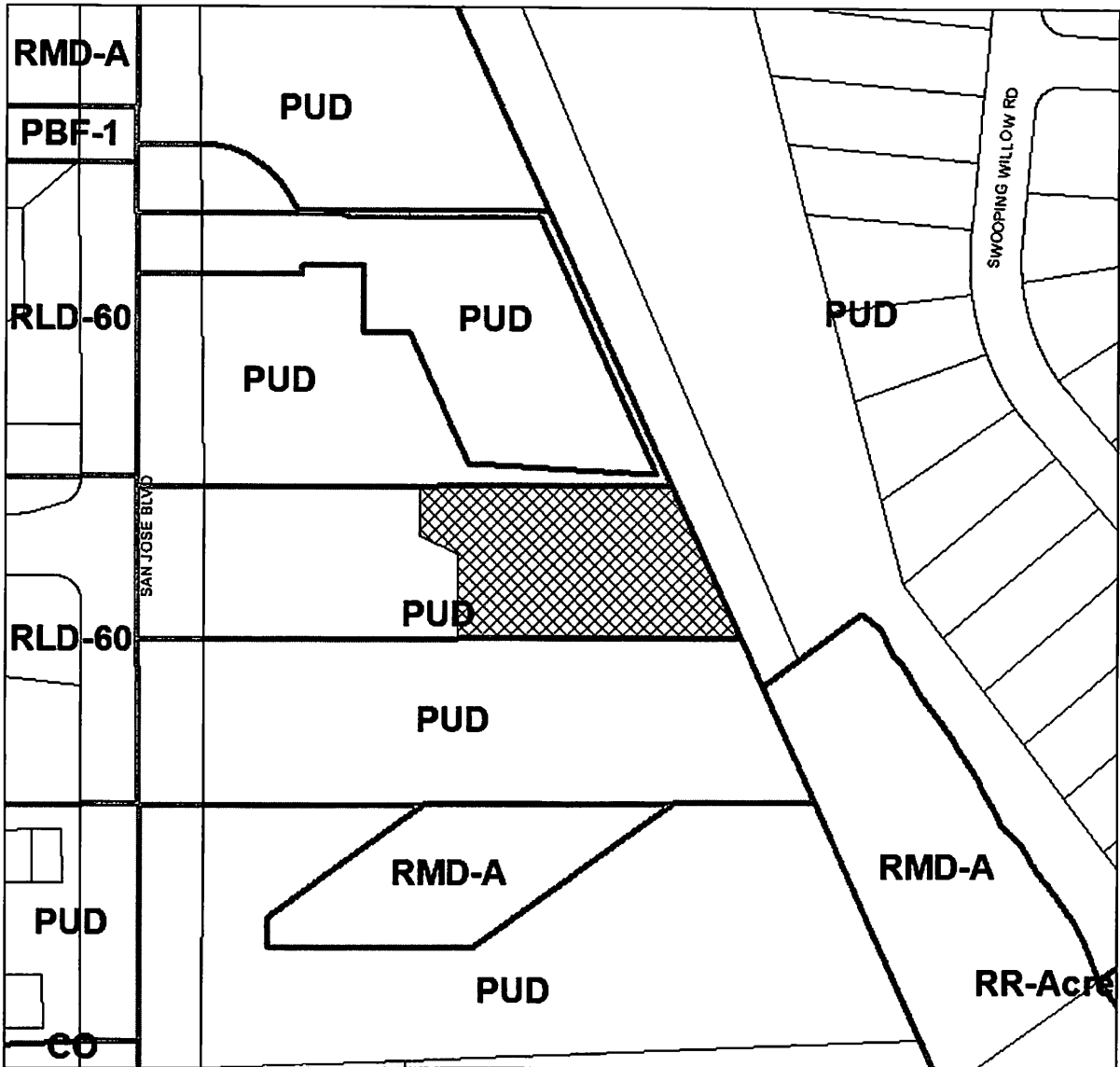
LEGAL DESCRIPTION

A portion of Tracts H and I, as shown on the plat of Stephen Kingsley Subdivision, as recorded in Plat Book 2, page 39, of the current public records of Duval County, Florida, being more particularly described as follows:

Commence at the most Northwesterly corner of the J. Summerland Grant, Section 40, Township 4 South, Range 27 East; thence South 89° 46' 58" West, along the Northerly line of said Stephen Kingsley Subdivision, 270.66 feet to the former Easterly right-of-way line of State Road No. 13; thence South 00° 42' 53" East, along said former Easterly right-of-way line, 380.70 feet to the point of curvature of a curve leading Southeasterly, said curve being concave Westerly and having a radius of 11,509.16 feet, an arc length of 85.73 feet, said arc being subtended by a chord bearing and distance of South 00° 30' 05" East, 85.73 feet to the Northerly line of those lands described and recorded as Part Four, in Official Records Volume 3790, page 549, of the current public records of said county; thence North 89° 45' 14" East, along said Northerly line and departing said former Easterly right-of-way line, a distance of 20.00 feet to a point in the present Easterly right-of-way line of San Jose Boulevard (State Road No. 13); thence continue North 89° 45' 14" East, along said Northerly line, a distance of 210.00 feet to the Point of Beginning; from the point of beginning continue North 89° 45' 14" East, a distance of 246.36 feet to a point in the Westerly line of said Section 40; thence South 24° 24' 32" East, along said Westerly line, a distance of 162.73 feet; thence South 89° 45' 04" West, a distance of 275.58 feet; thence North 0° 14' 56" West, a distance of 82.19 feet; thence North 66° 33' 43" West, a distance of 40.82 feet; thence North 0° 14' 56" West, a distance of 49.90 feet to the Point of Beginning.

Together with the non-exclusive easement rights, for the benefit of the above described lands, as set out in that certain Easement Agreement For Utility Lines, recorded in Official Records Book 9552, page 81, of the current public records of Duval County, Florida, the legal description of the easement area for utility lines is shown in Exhibit J, of said recorded Easement Agreement For Utility Lines.

Also together with the non-exclusive easement rights, for the benefit of the above described lands, as set out in that certain Easement For Ingress And Egress, recorded in Official Records Book 9552, page 90, of the current public records of Duval County, Florida, the legal description of the easement area for ingress and egress is shown in Exhibit J, of said recorded Easement For Ingress And Egress.

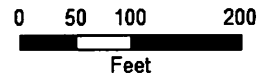
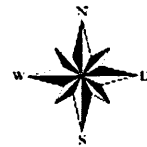
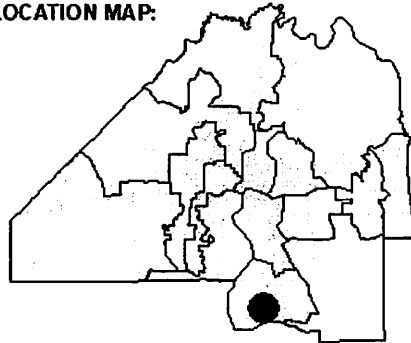


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

6

TRACKING NUMBER

T-2019-2256

EXHIBIT 2
PAGE 1 OF 1

Exhibit D

WRITTEN DESCRIPTION

CORMORANT CREEK BUSINESS AND EDUCATIONAL CENTER "PARCEL B" PUD

MARCH 7, 2019

I. PROJECT DESCRIPTION

A. Lighthouse Ladies, LLC (the "Applicant") proposes to rezone approximately 0.87 acres of property ("Parcel B") from PUD (Ordinance 1999-566-E) to PUD to expand beyond the uses consistent with the Commercial Office (CO) zoning by adding one additional use that is complementary and incidental to one of the present permitted uses of the established PUD. The subject property, "Parcel B," is currently owned by the Lighthouse Ladies Investments, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. The parcel is located approximately 2 miles south of the I-295 and San Jose Blvd. interchange, between Old Acosta Rd. and Marbon Rd. in the Mandarin neighborhood of Jacksonville. The property has current land use and zoning designations of RPI/PUD. The property is currently 25% vacant with 25% occupied by Geneva Pediatric Therapy Center, providers of pediatric speech, physical, and occupational therapy, and 50% occupied by Beacon Pediatric Behavioral Health, providers of behavioral health services and applied behavior analysis (ABA) therapy to children diagnosed with psychiatric conditions, developmental delays, and autism spectrum disorders. The adjacent property, "Parcel A", is operated by a tire store; an easement agreement permits access to "Parcel A" via a corridor across "Parcel B" between San Jose Blvd. and the parking lot of "Parcel A". Surrounding uses include: RPI/PUD to the north (daycare facility and medical offices) and west (tire store), LDR/PUD to the east (single-family homes and vacant residential/marshland), and BP/PUD to the south (in development).

- B. Project Name: Cormorant Creek Business and Educational Center
"Parcel B" PUD
- C. Project Architect/Planner: N/A (No construction is proposed)
- D. Project Engineer: N/A (No construction is proposed)
- E. Project Developer: N/A (No construction is proposed)
- F. Current Land Use Designation: Residential Professional Institutional (RPI)
- G. Current Zoning District: Planned Unit Development (PUD)
Ord. 1999-566-E
- H. Requested Zoning District: Planned Unit Development (PUD)
- I. Real Estate Number(s): RE #158852-0040

II. QUANTITATIVE DATA

All quantitative data for "Parcel B" are consistent with the previously approved PUD, Ordinance 1999-566-E, as well as City of Jacksonville, Code of Ordinances standards and criteria identified for the Commercial Office (CO) Zoning District; no changes to quantitative data are proposed.

- A. Total gross acreage: .87 acres
- B. Total number of dwelling units: N/A
- C. Total amount of non-residential floor area: 6063.75 sq. ft.
- D. Total amount of recreation area: N/A
- E. Total amount of open space: N/A
- F. Total amount of public/private rights of way: 3185.2 sq. ft. (20" drainage easement)
- G. Total amount of land coverage of all buildings and structures: 6063.75 sq. ft.
- H. Phase schedule of construction (include initiation dates and completion dates): N/A

III. STATEMENTS

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

The current Zoning Code permits for the use of medical offices; present tenants, Geneva Pediatric Therapy Center and Beacon Pediatric Behavioral Health, provide services in line with this use, through the provision of pediatric speech, physical, and occupational therapy, as well as behavioral health services and applied behavior analysis (ABA) therapy to children between the ages of 18 months and 18 years, diagnosed with psychiatric conditions, developmental delays, and autism spectrum disorders. The current PUD allows for day care centers incidental to a professional office, but does not specifically permit the presence of a small school or educational facility, incidental to a professional or medical office.

The proposed PUD seeks a minor modification of the previously approved PUD, Ordinance 1999-566-E, through the allowance of a small private school on the premises, incident to the medical or professional offices operating on the grounds. Because many patients already attend or are recommended to attend intensive (ABA) therapy services between 20-40 hours per week on site; it is anticipated that permitting the use of a small school or educational facility shall complement services already being provided on the premises.

- 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.

Areas and functions of the property, not provided, operated, or maintained by the City, will continue to be operated and maintained by the present property owner.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

Permitted uses and structures for Parcel B are originally listed within the previously approved PUD, Ordinance 1999-566-E. Additionally, Parcel B was originally developed and constructed in accordance with the City of Jacksonville, Code of Ordinances standards and criteria identified for the Commercial Office (CO) Zoning District. Proposed permitted uses within the Cormorant Creek Business and Educational Center Parcel B PUD are similar to the original PUD, with only slight modification, and are as follows:

- (1) Small private educational facilities or schools (with enrollment equal to, or less than, 25 students, serving grades VPK – 12th grade) incidental to a medical or professional office.
- (2) Medical and dental or chiropractor offices or clinics (but not hospitals).
- (3) Professional or business offices.
- (4) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding 4,000 square feet.
- (5) Day care centers incidental to a professional office
- (6) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (7) Single family dwellings which were originally constructed as single family dwellings.

B. Permissible Uses by Exception:

Specific permissible uses by exception are not delineated within the previously approved PUD, Ordinance 1999-566-E; however, Parcel B was originally developed and constructed in accordance with the City of Jacksonville, Code of Ordinances standards and criteria identified for the Commercial Office (CO) Zoning District. As such, permissible uses by exception within the Cormorant Creek Business and Educational Center Parcel B PUD will continue to follow CO District guidelines and are as follows:

- (1) Day care centers meeting the performance standards and development criteria set forth in Part 4
- (2) Churches, including a rectory or similar use, 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. Limitations on Permitted or Permissible Uses by Exception:

None

D. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures are defined within § 656.403.

E. Restrictions on Uses:

None

V. DESIGN GUIDELINES

All proposed design guidelines are consistent with the previously approved PUD, Ordinance 1999-566-E, as well as City of Jacksonville, Code of Ordinances standards and criteria identified for the Commercial Office (CO) Zoning District; no changes to current design are proposed.

A. Lot Requirements:

(1) Minimum lot area: Area—6,000 square feet

(2) Minimum lot width: Width—60 feet

(3) Maximum lot coverage: 50 percent

(4) Minimum front yard: 20 feet

(5) Minimum side yard: 9 feet

(6) Minimum rear yard: 10 feet

(7) Maximum height of structures:

35 feet; provided, height may be unlimited where all required side yards are increased one foot for every one foot of building height in excess of 35 feet. No building shall be higher than 35 feet, when located adjacent to a single-family use or zoning district. Current structures in place are in line with such requirements and will not change with proposed PUD modification.

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code; current zoning is in line with such

requirements and will not change with proposed PUD modification.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of San Jose Boulevard, 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. Vehicular access is consistent with the previously approved PUD, Ordinance 1999-566-E, as well as City of Jacksonville, Code of Ordinances standards and criteria identified for the Commercial Office (CO) Zoning District; no changes are proposed.
- b. Within the Property, internal access is and 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.
- c. Access to "Parcel B" shall be permitted via a perpetual nonexclusive easement on "Parcel A," allowing for the free, reasonable, and convenient passage of vehicular traffic to and from San Jose Blvd. across a corridor of at least twenty-four feet (24") in width from "Parcel B" to "Parcel A". This Easement for Ingress and Egress, is recorded in Official Records Book 9552, page 90, of the current public records of Duval County, Florida, the legal description of the easement area for ingress and egress is shown in Exhibit J, of said recorded Easement For Ingress And Egress.
- d. Current zoning is in line with such requirements and will not change with proposed PUD modification.

(3) *Pedestrian Access.*

Pedestrian access is and shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan located on adjacent "Parcel A." Access to "Parcel B" shall be permitted via a perpetual nonexclusive easement on "Parcel A," allowing for the free, reasonable, and convenient passage of pedestrian traffic to and from San Jose Blvd. across a corridor of at least twenty-four feet (24") in width from "Parcel B" to "Parcel A". Current zoning is in line with such requirements and will not change with proposed PUD modification. This Easement for Ingress and Egress, is recorded in Official Records Book 9552, page 90, of the current public records of Duval County, Florida, the legal description of the easement area for ingress and egress is shown in Exhibit J, of said recorded Easement For Ingress And Egress.

C. Signs:

- (1) Area and height limitations for monument style signage in addition to allowances for wall signage will be consistent with the previously approved PUD (Ord. 1999-566-E). Signage is limited to 165 square feet in size and 35 feet in height and is

limited to a single monument sign; the signage is and shall be back lit. Signage for the uses on Parcel B are located on Parcel A. No changes are proposed to the Signage portion of the PUD.

D. Landscaping:

- (1) Landscaping will be consistent with the previously approved PUD (Ord. 1999-566-E). The site shall continue to include landscape in excess of City minimum standards with a natural buffer 35 feet wide maintained along San Jose Boulevard. The understory clearing on this area may continue to occur so long as no tree over 6 inches in caliper is removed; in the event existing trees in said front buffer area are removed, a mitigation ratio of 1 inch planted (with live oaks at 4 inches in caliper) for every 1 inch removed shall be applied. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. No changes are proposed to the Landscaping portion of the PUD.

E. Recreation and Open Space:

N/A

F. Utilities

The site is already serviced by the City of Jacksonville, sewer and water, and will continue to do so. Electric is currently provided by Jacksonville Electric Authority (JEA) and will continue to do so. No changes will be made.

G. Wetlands

No development or construction is proposed at this time, therefore no wetlands will be impacted by proposed rezoning. Any proposed development impacting wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations and is more efficient than would be possible through strict application of the Zoning Code. The proposed project will be highly beneficial to the surrounding neighborhood and community. Many residential neighborhoods are located within the surrounding zip codes wherein this property is located (32223, 32257, 32258), with over 12,000 households with children. With an estimated 1.7%

of individuals diagnosed with autism spectrum disorders and 17% of children with diagnosed mental health disorders, it is projected that approximately 200 of the nearby households care for a child diagnosed with an autism spectrum disorder, and 10 times as many (over 2000) care for a child with a psychiatric or behavioral diagnosis. By expanding the permitted use of the current PUD (Ordinance 1999-566-E) to allow for the presence of a small private educational facility or school (with enrollment equal to, or less than, 25 students, serving grades VPK - 12th grade) incidental to a medical or professional office, the children with special needs that reside in the nearby neighborhoods, and the current patients of the pediatric medical offices shall have access to convenient high-quality, individualized, adaptive, functional, and educational opportunities in conjunction with unimpeded intensive therapeutic services. By offering both therapeutic and academic opportunities within the same location, caregivers shall experience fewer obstacles to transporting children between school and multiple therapeutic medical appointments, thereby likely increasing student attendance to school, improving patient compliance with intensive treatment protocols, and further, potentially increasing the workforce within the community (by reducing the need for worker absences related to attendance at children's medical appointments). The proposed project is compatible with surrounding land uses and the proposed zoning modification will improve the characteristics of the nearby area. It is in the community's best interest to promote pediatric mental health care and appropriate educational opportunities for the children and adolescents within our community. Permitting the proposed zoning change will allow for a positive contribution to the community and characteristics of the neighborhood and residents. The proposed PUD (Ordinance 1999-566-E) to PUD modification (with unchanged RPI land use designation) continues to compliment the nearby land uses (RPI/PUD, LDR/PUD, BP/PUD), with the most benefit anticipated as related to daycare and medical facilities, and single-family homes located within these zones.

MA. SHOWING BOUNDARY SURVEY

A PORTION OF TRACTS H AND I AS SHOWN ON THE PLAT OF STEPHEN WINGSLEY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE CURRENT PUBLIC RECORDS OF DUVALL COUNTY, FLORIDA, BEING MORE PARTICULARLY RECORDED AS FOLLOWS:

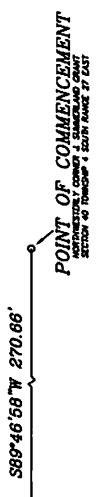
COMMENCE AT THE MOST NORTHWESTERLY CORNER OF THE J. SUMMERLAND GRANT, SECTION 40, TOWNSHIP 4 SOUTH, RANGE 27 EAST; THENCE SOUTH 89°45'30" WEST, ALONG THE NORTHERLY LINE OF SAID STEPHEN WINGSLEY SUBDIVISION, 270.66 FEET TO THE FORMER EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A.K.A. SAN JOSE BOULEVARD); THENCE SOUTH 89°45'14" WEST, ALONG SAID FORMER EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 360.70 FEET TO THE POINT OF COMMENCEMENT; THENCE SOUTH 89°45'14" WEST, ALONG SAID FORMER EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°45'14" WEST, ALONG SAID FORMER EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 270.66 FEET TO THE POINT OF COMMENCEMENT.

LANDS THUS DESCRIBED CONTAIN 0.66 ACRES. TOGETHER WITH THE UNEXCLUDED EASEMENT RIGHTS FOR THE BENEFIT OF THE ABOVE DESCRIBED LANDS AS SET OUT IN THAT CERTAIN EASEMENT AGREEMENT FOR UTILITY LINES RECORDED IN OFFICIAL RECORDS BOOK 9499, PAGE 158B OF THE PUBLIC RECORDS OF DUVALL COUNTY, FLORIDA, THE LEGAL DESCRIPTION OF THE EASEMENT AREA FOR UTILITY LINES IS SHOWN IN EXHIBIT C, OF SAID RECORDED EASEMENT AGREEMENT FOR UTILITY LINES. ALSO TOGETHER WITH ANY CREATIVE EASEMENT RIGHTS FOR THE BENEFIT OF THE ABOVE DESCRIBED LANDS AS SET OUT IN THAT CERTAIN EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 9492, PAGE 98 OF THE PUBLIC RECORDS OF DUVALL COUNTY, FLORIDA, THE LEGAL DESCRIPTION OF THE EASEMENT AREA FOR INGRESS AND EGRESS IS SHOWN IN EXHIBIT C, OF SAID RECORDED EASEMENT FOR INGRESS AND EGRESS.

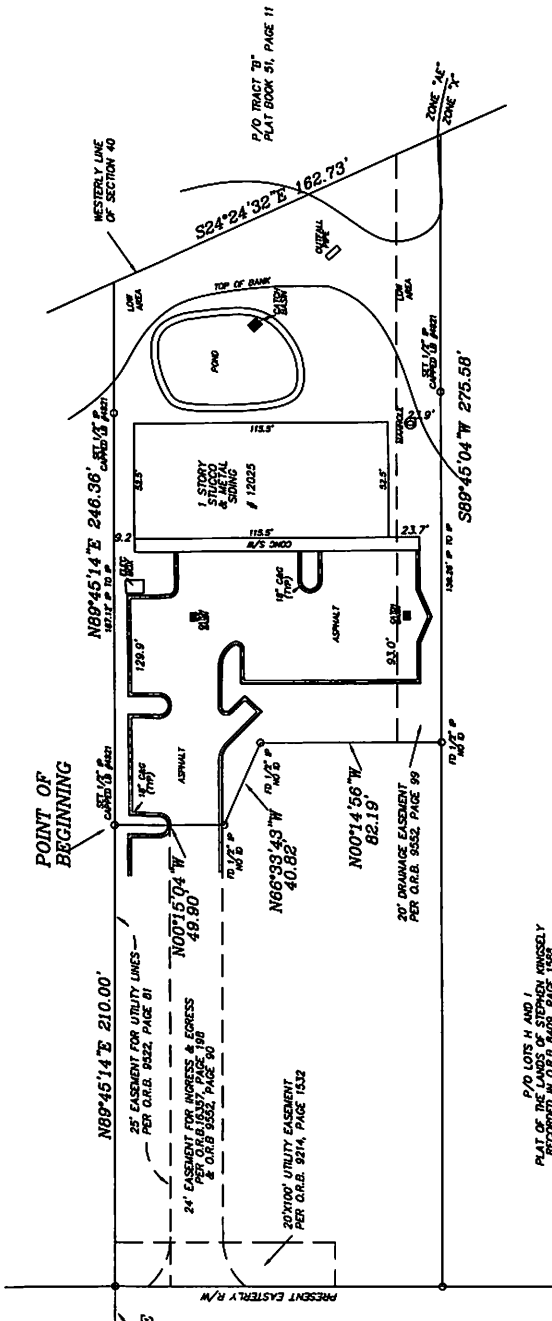
CERTIFIED TO: PARAS HABIZADEH & ADRIENNE DESAMITS KING; FIDELITY NATIONAL TITLE INSURANCE COMPANY; RYAN, MARKS & STROMBERG, ATTYS, LLP; DUSS, KENNEY, SAUER, HAMPTON & JOOS, P.A.

P/O LOTS H AND I
PLAT OF THE LANDS OF STEPHEN WINGSLEY
RECORDED IN G.L.B. 1700L, PAGE 1694

P/O LOTS H AND I
PLAT OF THE LANDS OF STEPHEN WINGSLEY
RECORDED IN G.L.B. 949L, PAGE 158B



SAN JOSE BOULEVARD
(A.K.A. STATE ROAD NO. 13)
(120 FOOT R/W)



NOTES:
PROPERTY SUBJECT TO SIGNAGE AGREEMENT PER G.L.B. 955Z, PAGE 174, NOT PLOTTABLE.
PROPERTY SUBJECT TO SIGNAGE & MAINTENANCE AGREEMENT PER O.R.B. 955Z, PAGE 107, NOT PLOTTABLE.

REVISION FOR COMMENTS 7-31-2018
REVISION FOR COMMENTS 7-31-2018
THE PROPERTY SHOWN HEREON APPEARS TO BE WITHIN DUVALL COUNTY, FLORIDA, BEING MORE PARTICULARLY RECORDED AS FOLLOWS:
INSURANCE RATE MAP 544 FOR DUVALL COUNTY, FLORIDA, DATED 6-10-2018
IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

TRI-STATE LAND SURVEYORS, INC.
5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 860-2635

© 2018 TRI-STATE LAND SURVEYORS, INC.
BEARINGS BASED ON B.L.M. LINE AS SHOWN.
THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED AND WITHOUT
BENEFIT OF A TITLE BINDING/ABSTRACT OF TITLE AND/OR DEED RESEARCH.

SCALE: 1"=40'
FIELD WORK DATE: 7-23-2018
SIGNATURE DATE: 7-25-2018

GLENN M. BROGGESSINI, P.S.M. NO. 5814
REGISTERED PROFESSIONAL SURVEYOR
STATE OF FLORIDA (L.S. #1205)
F.L.S. #1205, P.C. #1205

SURVEYORS NOTES:
THE LEGAL DESCRIPTIONS CONTAINED IN INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 9499, PAGE 158B OF THE PUBLIC RECORDS OF DUVALL COUNTY, FLORIDA, DO NOT ENCROACH OR OVERLAP THE LEGAL DESCRIPTION AS SET FORTH HEREIN.

EXHIBIT F

PUD Name

Cormorant Creek Educational Center

Date

Apr 1, 2019

Land Use Table

Total gross acreage	0.87	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial	0.58	Acres	67 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0	Acres	0 %
Passive open space, wetlands, pond	0.29	Acres	33 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of non-residential buildings and structures	18,948	Sq. Ft.	50 %