

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2014-145 TO**

**PLANNED UNIT DEVELOPMENT**

**MARCH 27, 2014**

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 **2014-145** to Planned Unit Development.

***Location:*** 936 Nelson Avenue between Post Street and College Street

***Real Estate Number(s):*** 061319-0000, 061321-0000, 061322-0000, 061332-0010

***Current Zoning District:*** Planned Unit Development (PUD 1999-359)

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

***Current Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** Northwest, District 5

***City Council District:*** The Honorable Warren A. Jones, District 9

***Applicant/Agent:*** L. Charles Mann  
165 Arlington Road  
Jacksonville, Florida 32211

***Owner:*** Reverend James Byrd, Jr.  
True Vine Ministries  
936 Nelson Avenue  
Jacksonville, Florida 32205

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2014-145** seeks to rezone approximately 1.22 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow a private school with a maximum of 45 students. The church was built on the subject property in the late 40's and

early 50's. In 1999, a PUD was approved which brought into conformance the development standards of lot size, setbacks and parking which had changed over the years. This PUD also allowed a 98 child day care.

### **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 Medium Density Residential (MDR) 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. MDR in the Urban Area is intended to provide compact medium density residential development. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. The maximum gross density in the Urban Area shall be 20 units/acre and the minimum gross density shall be 10 units/acre; except as provided herein. In the absence of the availability of centralized water and sewer, the maximum gross density of development permitted in this category shall be the same as allowed in Low Density Residential (LDR) without such services. There shall be no minimum density for single family dwellings when the predominant surrounding development typology within the MDR category is single family or when single-family dwellings are permitted as a secondary use. 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.

***Principal Uses:*** Multi-family dwellings; Single-family dwellings when the predominant surrounding development typology within the MDR category is single-family; Commercial retail sales and service establishments when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area; and Other uses associated with and developed as an integral component of TND or TOD.

***Secondary Uses:*** Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings; Nursing homes; Emergency shelter homes; Foster care homes; Rooming houses; Residential treatment facilities; Private clubs; and Commercial retail sales and service establishments when the site is located at the intersection of roads classified as collector or higher on the Functional Highway Classification Map.

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

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?*

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:

*(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): Medium Density Residential (MDR). 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:

F.L.U.E. 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.

*(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 multi-family development. 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: There is an existing playground on the property which will be used by the school and day care.

Traffic and pedestrian circulation patterns: Parking for all uses is accessed from College Street and Nelson Avenue. The original PUD showed a circular drive from Post Street for dropping off children, which was never constructed. The two access points required for the circular drive will create additional vehicular conflicts with vehicular traffic on Post Street. The Department has determined the circular drive is not required and not be constructed as there are adequate existing parking spaces to serve the day care and school.

The use and variety of building groupings: The application proposes no changes or expansion to the existing buildings. The school will use the existing building.

The variety and design of dwelling types: No dwellings are proposed in the PUD.

*(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 older area where institutional uses were commonly integrated into the residential community. A school use at this location complements the existing residential uses in the immediate area.

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	MDR	RLD-60	Single family dwellings
South	MDR	RLD-60	Single family dwellings
East	LDR	RLD-60	Single family dwellings
	MDR	RMD-B	Single family dwellings

West                      MDR                      RLD-60                      Single family dwellings

*(6) Intensity of Development*

The proposed development is consistent with the MDR functional land use category as a church with day care and private school. The PUD is appropriate at this location because it will support the existing residential uses in the area.

The availability and location of utility services and public facilities and services: Post Street at this location is classified as a Minor Arterial.

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

The project will be developed with a recreation area as required by the Duval County Public Schools and the Florida Department of Children and Families.

*(8) Impact on wetlands*

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

*(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 plan indicates there are 28 existing parking spaces. According to the Owner, the school will use 7 classrooms. The Zoning Code requires 2 spaces for each classroom for a total of 14 spaces. The day care has 4 employees which require 1.5 space for each employee plus adequate spaces for unloading/loading. The Development Services Division recommends all uses meet parking regulations of the Zoning Code. It is the Department's opinion the existing 28 parking spaces can adequately serve both the day care and proposed school without a circular drive from Post Street.

*(11) Sidewalks, trails, and bikeways*

There is an existing sidewalk along Post Street. If there are improvements to the site that are equal to 50% of the assessed value of the lot improvements, then a sidewalk shall be constructed on all roadway frontages.

### SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 18, 2014, 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 **2014-145** be **APPROVED with the following conditions:**

1. The subject property is legally described in the original legal description dated January 9, 2014.
2. The subject property shall be developed in accordance with the original written description dated February 13, 2014.
3. The subject property shall be developed in accordance with the original site plan dated February 13, 2014
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated March 5, 2014 with the exception of item #1, or as otherwise approved by the Planning and Development Department.



View along Post Street. This is the location of the circular drive for dropping off children.



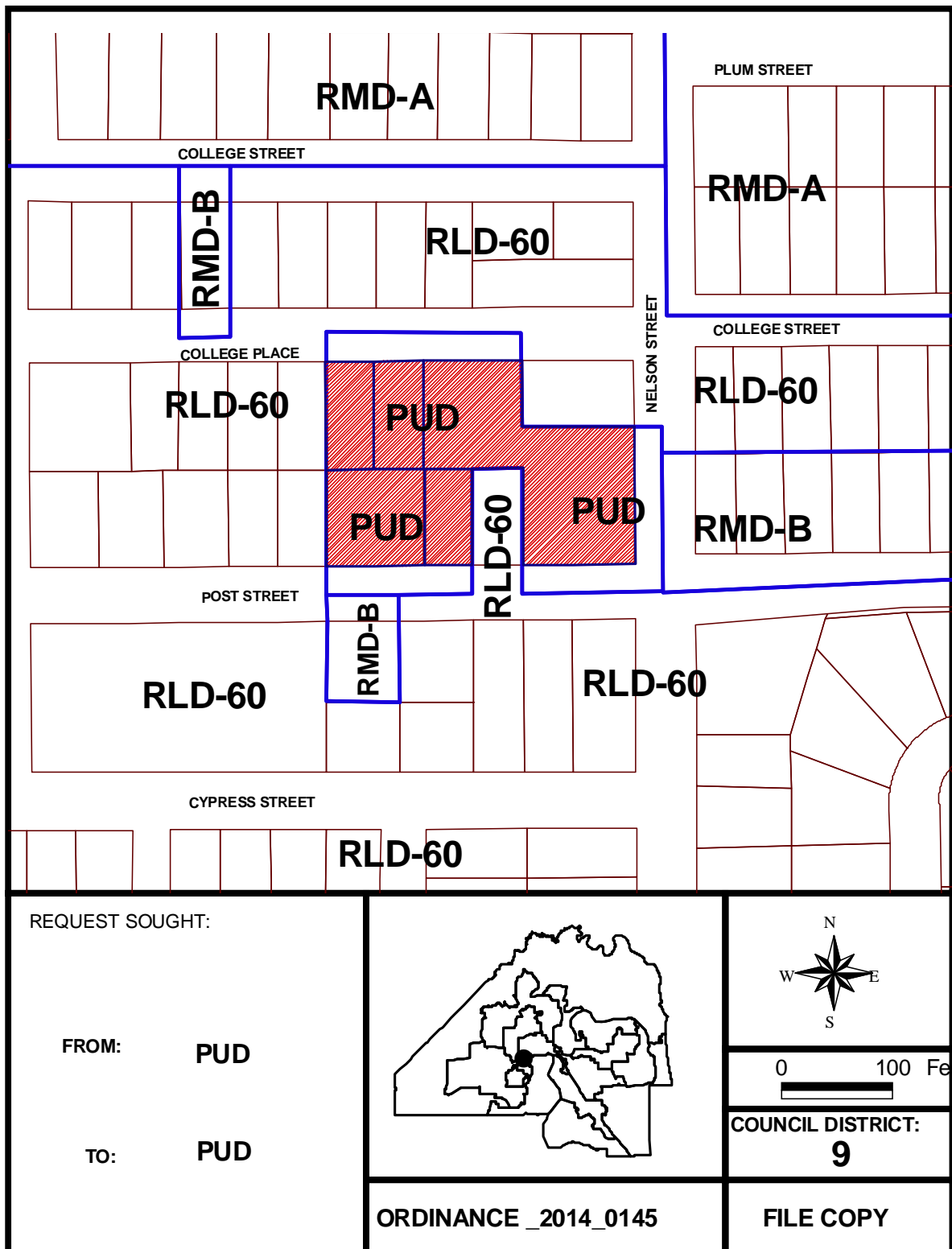
View from College Street



View from College Street and adjacent single family dwelling.



Aerial view of subject property.





March 5, 2014

## MEMORANDUM

TO: Bruce Lewis, City Planner Supervisor  
Planning and Development Department

FROM: Lisa King  
Traffic Technician Senior

Subject: **True Vine Ministries II PUD**  
**R-2014-145 fka R-1999-359 & MM-13-23**

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

1. Parking for both school & daycare shall comply with Section 656.604. School elementary students – *(c))(1) Kindergarten, elementary and junior high schools—Two spaces for each classroom, office room and kitchen. Daycare- (c)(3) Day care/care center—One and one-half spaces for each employee plus adequate provision for loading and unloading of persons.* Traffic interprets "adequate provision" to be 1 additional space for each 10 children in daycare.
2. Any improvements to site that trip the 50% threshold will require sidewalks to be constructed on all roadway frontages.
3. Site Plan in packet does not depict actual conditions. There is no drop-off circular drive or ADA parking visible from 2013 Google Earth views.

**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.

**Application For Rezoning To PUD****Planning and Development Department Info****Ordinance #** 2014-0145 **Staff Sign-Off/Date** BEL / 02/13/2014**Filing Date** 01/22/2014 **Number of Signs to Post** 5**Hearing Dates:****1st City Council** 03/25/2014 **Planning Comission** 03/27/2014**Land Use & Zoning** 04/01/2014 **2nd City Council** N/A**Neighborhood Association** MURRAY HILL PA**Neighborhood Action Plan/Corridor Study** N/A**Application Info**

<b>Tracking #</b>	532	<b>Application Status</b>	PENDING
<b>Date Started</b>	12/13/2013	<b>Date Submitted</b>	01/09/2014

**General Information On Applicant**

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
MANN	L	CHARLES

**Company Name**

MANN-PELLICER

**Mailing Address**

165 ARLINGTON ROAD

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32211

<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9047211546	9047211582	CHARLIEMANN1@COMCAST.NET

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

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
BYRD	JAMES	

**Company/Trust Name**

TRUE VINE MINISTRIES, INC.

**Mailing Address**

936 NELSON AVE.

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32205

<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9043840580	9047211582	

**Property Information****Previous Zoning Application Filed For Site?** ☐**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 061319 0000	9	5	PUD	PUD

<b>Map</b>	061321 0000	9	5	PUD	PUD
<b>Map</b>	061322 0000	9	5	PUD	PUD
<b>Map</b>	061332 0000	9	5	PUD	PUD
<b>Map</b>	061332 0010	9	5	PUD	PUD

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

Land Use Category Proposed? ☐

If Yes, State Land Use Application #

Land Use Category

MDR

Total Land Area (Nearest 1/100th of an Acre) 1.22

Development Number

Proposed PUD Name TRUE VINE PUD 2

### Justification For Rezoning Application

SO THAT A SCHOOL FOR 45 STUDENTS MAY BE ADDED TO THE SITE.

### Location Of Property

#### General Location

CORNER OF POST ST. AND NELSON AVE.

House #	Street Name, Type and Direction	Zip Code
936	NELSON ST	32205

#### Between Streets

POST STREET and COLLEGE STREET

### 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:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**  
     **1.22 Acres @ \$10.00 /acre:** \$20.00
- 3) Plus Notification Costs Per Addressee**  
     **94 Notifications @ \$7.00 /each:** \$658.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$1,151.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# ORDINANCE \_\_\_\_\_

## Legal Description

January 9, 2014

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Lots 23 and 24, except the north 67.57 feet;

Lots 25, 26, 27, 28, 61, 62, 63, 65, 66, Block 34

Murray Hill Heights according to the plat thereof recorded in Plat Book 5, Page 96  
and 96A of the Current Public Records of Duval County, Florida

## EXHIBIT A

### Property Ownership Affidavit

Date: August 20, 2013

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:

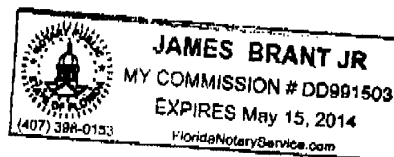
I, Reverend Byrd for True Vine Ministries, Inc. hereby certify that I am the  
Owner of the property described in the attached legal description, Exhibit 1 in connection with  
filing application(s) for True Vine BUD II  
submitted to the Jacksonville Planning and Development Department.

James L Byrd Jr.  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 9<sup>th</sup> day of  
December (month), 2013 (year) by Reverend Byrd  
who is personally known to me or has produced Reverend Byrd  
as identification.

James Brant Jr.  
(Notary Signature)



**EXHIBIT B****Agent Authorization**Date: August 20, 2013

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

Re: Agent Authorization for the following site location:

936 Nelson Avenue

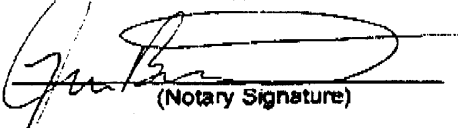
Gentleman:

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 L. Charles Mann to act as agent to file application(s) for PUD to allow for a school with 45 students for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 9<sup>th</sup> day of December  
(month) 2013 (year) by James Brant Jr. who is personally known to  
me or has produced \_\_\_\_\_ as identification.

  
(Notary Signature)



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

## EXHIBIT C

### Binding Letter

Date: August 20, 2013

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

Re: True Vine PUD II

PUD

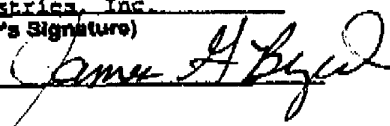
Ladies and Gentlemen:

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: True Vine Ministries, Inc.  
(Owner's Signature)

Its: Reverend Byrd



# **EXHIBIT D**

## **PUD Written Description**

### **TRUE VINE PUD II**

**February 13, 2014**

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

The subject property, hereafter referred to as the "Property", is legally described on Exhibit 1. The property is identified under Real Estate Numbers 061319-0000, 061321-0000, 061322-0000, 061332-0000, and 061332-0010 of the Duval County Tax Assessor's map. The property is titled in the name of True Vine Ministries, Inc. The property contains 1.22 acres +- and is located at 936 Nelson Ave, between Post Street and College Street. Currently, the property has a medium density residential land use (MDR) and a Planned Unit Development (PUD) zoning classification. The PUD zoning allows church with a 98 child day care approval by Ord. 1999-359. The proposed PUD if approved would allow for a 45 student elementary school to be added to the property. Existing class rooms and buildings would be used. The day care and school are aimed at attracting the children and students in the immediate neighborhood.

#### **II. USES AND RESTRICTIONS**

##### **A. Permitted Uses:**

1. Church
2. 98 child day care
3. 45 student school.

##### **B. Permissible uses by exception:**

1. None.

##### **C. Accessory Structures:**

- 1 Accessory uses and structures are allowed as defined in Part 4 of the zoning code.

##### **D. Restriction on Use:**

1. A request to deviate from the uses ad restrictions of the PUD shall be evaluated through the proper modification process, minor modification, exception or PUD to PUD or conventional zoning or at the determination of the Planning and Development Department.

### **III. DESIGN GUIDELINES**

#### **A. Lot requirements:**

1. *Minimum lot area:* 1.22 acres
2. *Minimum lot width:* as developed
3. *Maximum lot coverage:* as developed
4. *Minimum front yard:* as built or 7.2 feet.
5. *Minimum side yard:* South property line: as built or 13.9 feet / North property line: as built or 6.7 feet.
6. *Minimum rear yard:* as built or 13.8 feet.
7. *Maximum height of structure:* 35 feet exclusive of church steeple
8. *Public Right of Way:* property none
9. There will be no requirement for a storm detention/retention pond as this is a currently developed site. If any new building or structures are added to the site all storm water pond requirements will be met.
10. There may be new buildings added to the site subject to the review and approval of the Planning and Development Department of the City of Jacksonville
11. Fencing: as required for the play ground area
12. Recreational Requirement: as required by HRS
13. Construction Schedule: There is no proposal new construction at this time.
14. Development Team: This is an existing site, no new construction is planned. Therefore there is no developer, architect, engineer, etc.

#### **B. Ingress, Egress and Circulation:**

1. *Parking Requirements:*
  - a. The parking requirements will be as they currently exist and are shown on the site plan.
2. *Vehicular Access:*
  - a. Vehicular access to the Property shall be by way of Nelson Avenue or College Street.

3. *Pedestrian Access:*

- a. As required and approved by the City of Jacksonville Planning and Development Department.

**C. Signs**

1. One (1) double-faced 32 square foot lighted sign not more than 12 feet high and 20 square feet of wall signs, per street frontage as approved under Ord. 1999-359.
2. Directional signs will be allowed as needed.

**D. Landscaping**

1. This is an existing site with existing landscaping.

**E. Recreation and Open Space:**

None will be required.

**F. Utilities**

1. Water will be provided by Jacksonville Electric Authority
2. Sanitary sewer will be provided by private sewer system
3. Electric will be provided by Jacksonville Electric Authority

**G. Wetlands**

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

**IV. 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's Planning and Development Department identifying all existing and proposed uses within the Property, and showing the general layout of the overall Property.

**V. 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. The proposed project will be beneficial to the surrounding neighborhood and community. The design and layout of the PUD accomplishes the following:

- A. Allows for a creative approach through the use of natural features of the site with existing vegetation and existing TOPO;
- B. Allows for an effective use of the land, resulting in lower development costs;
- C. Provides an environment that is characteristic of the surrounding area;
- D. Supports the preservation of property values by providing needed services and support for the surrounding residences and businesses in the area; and
- E. 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. PUD PREVIEW CRITERIA**

- A. *Consistency with Comprehensive Plan.* According to the Future Land Use Map Series (FLUMs) of the 2030 Comprehensive Plan, the designated Land Use Category is MDR. Church Daycares and schools are allowed.
- B. *Consistency with the Concurrency Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency Management System Office (CMSO).
- C. *Allocation of Commercial Land Use.* This is an Institutional PUD. Commercial land use is 100%.
- D. *Internal Compatibility/Vehicular Access.* The proposed PUD contains limitations of the uses permitted on the subject Property as well as a common development scheme that contains provisions or relief from the requirements for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. The site will have direct access to Nelson Avenue, Post Street and College Street. The location of access points and driveway connections are as they currently exist.
- E. *External Compatibility/Intensity of Development.* The Property is located in an existing residential area along Nelson Avenue. The aesthetic and design guidelines will ensure a development that is compatible with and compliments recent activity in the immediate area. The project allows limited institutional use development compatible with the uses located along Nelson Avenue.
- F. *Recreation/Open Space.* As required by HRS.
- G. *Impact on Wetlands.* Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.
- H. *Listed Species Regulations.* Not required.

- I. *Off-Street Parking and Loading Requirements.* The site will comply with Part 6 of the Zoning Code or as otherwise exists subject to the review and approval of the Planning and Development Department.
- J. *Sidewalks, Trails, and Bikeways.* Will not be required.
- K. *Stormwater Retention.* Retention shall meet the requirement of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.
- L. *Utilities.* JEA will provide electric sewer, and water, in addition there will be a private sewer system

## **VII. SUCCESSORS IN TITLE**

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

## **VIII. GOALS AND POLICIES**

Specifically, the PUD complies with the following Goals, Objectives, and Policies of the Comprehensive Plan, Future Land Use Element:

### **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.



# EXHIBIT F

PUD Name

True Vine PUD II

Date

Feb 13, 2014

## Land Use Table

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Total gross acreage	1.22	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	Acres	0 %
Industrial	0	Acres	0 %
Other land use	0.45	Acres	37 %
Active recreation and/or open space	0.38	Acres	31 %
Passive open space, wetlands, pond	0.39	Acres	32 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of non-residential buildings and structures	14,484	Sq. Ft.	28 %

② 2pg  
rel 10.50  
35 1925.00

THIS INSTRUMENT PREPARED BY:  
Tabnya Gary  
Gibraltar Title Services, Inc.  
4190 Belfort Road, Suite 350  
Jacksonville, Florida 32216

RECORD AND RETURN TO:  
Gibraltar Title Services, Inc.  
4190 Belfort Road, Suite 350  
Jacksonville, Florida 32216

RE PARCEL ID #: 61319-0000, 61321-0000, et al  
BUYER'S TIN: 59-3346488

FOR RECORDER

Book 8528 Pg 2395

Bk: 8528  
Pg: 2395 - 2396  
Doc# 97013252  
Filed & Recorded  
01/22/97  
11:10:03 A.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 10.50  
DEED \$1,925.00

### CORPORATE WARRANTY DEED

972070A  
THIS INDENTURE made this 17th day of January, 1997 by Post Street Church of Christ, Inc., a Florida Corporation not for profit, hereinafter called Grantor, and whose address is C/O Edward Freeman, 611 Watling Lane, Jacksonville, Florida 32221 to True Vine Ministries, Inc., a Florida corporation not for profit, hereinafter called Grantee, and whose address is 936 Nelson Street, Jacksonville, Florida 32205.

(Wherever used herein the term "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.)

#### WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee the following described land situate, lying and being in the County of Duval, State of Florida to wit:

Lots 23 and 24 except the North 67.67 feet, Lots 25, 26, 27, 28, 61, 62, 63, 65, and 66, Block 34, MURRAY HILL HEIGHTS, according to plat thereof recorded in Plat Book 5, pages 86 and 86A, of the current public records of Duval County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 1996.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

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

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature Richard C. Messier

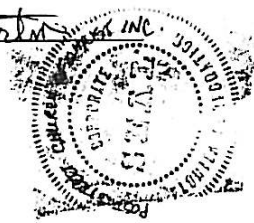
Witness Printed Signature \_\_\_\_\_

Witness Signature L. Michael Hughes

Witness Printed Signature \_\_\_\_\_

Post Street Church of Christ, Inc., a  
Florida corporation not for profit  
by: Edward Freeman  
Edward Freeman, Chairman  
Attested By:

by: Larry Gartin  
Larry Gartin, Secretary  
(Corporate Seal)



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of January, 1997 by Edward Freeman, as Chairman and Larry Gartin, as Secretary of the Post Street Church of Christ, Inc., a Florida corporation not for profit on behalf of the corporation. They are personally known to me or has produced \_\_\_\_\_ as identification.

Notary Public, State and County Aforesaid

Notary Signature J. Michael Hughes

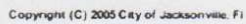
Notary Printed Signature \_\_\_\_\_

(Title or Rank) \_\_\_\_\_

(Serial No., if any) \_\_\_\_\_



### Site Map





**Date:** February 13, 2014

**To:** Folks Huxford

**From:** Bruce Lewis, City Planner Supervisor

**RE:** True Vine Ministries PUD

**Verification of consistency with Section 656.341(c)(2)(i) PUD Site Plan Requirements**

The Site Plan, dated February 13, 2014 satisfies the requirements of 656.341(c)(2)(i) when considered in conjunction with the PUD Written Description. The few items of required information that have not been depicted on the Site Plan may be excused for good cause because the Written Description details the development standards, setbacks, lot coverage, building height, and buffer standards which will prevent adverse impacts to surrounding properties and future residents of the development.

(A) *The existing site characteristics including any significant variations of elevations, water course(s), unique natural features, and natural vegetation.*

A review of an aerial photograph provided by the owner indicates the site has no significant topography or water courses. The site is already developed with a sanctuary and classroom buildings. There are large existing trees on the site. No new buildings are proposed which would impact the existing trees.

(B) *The location of all land uses by acreage, density including the number of dwelling units, intensity, and/or non-residential floor area of such uses. A legend including the following applicable information shall be provided as part of the site plan(s).*

The information above is contained In Exhibit F.

(C) *The existing and proposed vehicular circulation system, pedestrian circulation system and points of ingress and egress to the development, including rights-of-way and paving widths. In addition, all existing and proposed rights-of-way, driveways and median openings (if any) within 660 feet of the proposed development.*

The Site Plan does show the point of ingress and egress. Due to the size of the parcel and the intended use it is not necessary to show all driveways within 660 feet.

(D) *Site plan(s), map(s), drawing(s), traffic studies and/or other studies and reports, as may be by the Department.*

The department is not requiring any additional studies.