

## 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 – 12<sup>th</sup> 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.

PUD Name

**Cormorant Creek Educational Center**

Date

Apr 1, 2019

**Land Use Table**

Total gross acreage	<b>0.87</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>0.58</b>	Acres	<b>67</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use	<b>0</b>	Acres	<b>0</b> %
Active recreation and/or open space	<b>0</b>	Acres	<b>0</b> %
Passive open space, wetlands, pond	<b>0.29</b>	Acres	<b>33</b> %
Public and private right-of-way	<b>0</b>	Acres	<b>0</b> %
Maximum coverage of non-residential buildings and structures	<b>18,948</b>	Sq. Ft.	<b>50</b> %