



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

February 22, 2024

The Honorable Ronald B. Salem, Pharm. D., President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2024-62 **Application for: Baymeadows Way PUD**

Dear Honorable Council President Salem, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated September 8, 2023.
2. The original written description dated January 16, 2024.
3. The original site plan dated September 7, 2023

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. All interior roadways and access drives shall remain private, maintained by the owners, and never dedicated to the City of Jacksonville.

Planning Department conditions:

2. All interior roadways and access drives shall remain private, maintained by the owners, and never dedicated to the City of Jacksonville.

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Julius Harden	Aye
Mon'e Holder	Aye
Ali Marar	Absent
Jack Meeks	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
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Jacksonville, FL 32202
(904) 255-7820
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0062 TO
PLANNED UNIT DEVELOPMENT

FEBRUARY 22, 2024

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 **2024-0062** to Planned Unit Development.

Location: 7954 and 7910 Baymeadows Way
Between Baymeadows Road and Baycenter Road

Real Estate Number(s): 152612-0190; 152612-0700

Current Zoning District(s): Industrial Business Park (IBP)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)

Planning District: Southeast, District 3

Council District: District 11

Applicant/Agent: Marshall H. Phillips, Esq.
1301 Riverplace Boulevard, Suite 1500
Jacksonville Florida 32207

Owner: Bay Meadows RE LLC
3150 SW 38 Avenue
Coral Gables, Florida 33146

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2024-0062 seeks to rezone approximately 6.35 acres of land from IBP to PUD. The rezoning to PUD is being sought to bring the two properties into one cohesive site plan with specific site conditions that exist today but do not meet the standard code. The two parcels are developed with 4 buildings today and each share a vehicle use area that expands across the property lines. The proposed PUD establishes parking and landscaping

requirements that account for the existing conditions, while also allowing some uses that are allowed by exception in the standard IBP district to be allowed by right.

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 2045 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Business Park (BP) 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 2045 Comprehensive Plan.

The 6.35-acre subject site is located at 7954 Baymeadows Road, north of Baymeadows Road and east of Interstate- 95. The applicant seeks to rezone from IBP to PUD to allow for the flexibility in site design and configuration of the site. The site is located in the Urban Area and in the Business Park (BP) land use category. BP in the Urban Development Area is intended to provide compact medium to high intensity office development. Development which includes medium to high density residential uses is preferred for sites located outside of areas identified as an Industrial Sanctuary.

All public facilities and non-residential uses permitted in residential and commercial land use categories may also be permitted as secondary uses in the Business Park Land Use Category. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 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 2045 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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.

Objective 3.2 Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.1 The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

(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.

(1) Consistency with the 2045 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): Business Park (BP). The Planning and Development Department finds that the proposed PUD is consistent with the 2045 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 business park uses. No residential development is proposed with the PUD.

(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:

- Traffic and pedestrian circulation patterns: The site plan shows the existing 425 parking spaces and pedestrian facilities that exist on the two properties today. No additional or parking or pedestrian paths are show on the site plan.

The City’s Traffic Engineer has reviewed the proposed PUD and left the following comments: Per section V.A. of the written description, it states “Interior roads and access drives are currently private. However, they may be either dedicated to the City or remain privately owned and maintained by the owner, an owners’ association and/or a management company. If the internal roads remain private, they may be gated.” The interior roads shall NOT be dedicated to the City of Jacksonville.

- The use and variety of building setback lines, separations, and buffering: The PUD site plan depicts the existing structures that are on site today and the existing setbacks. Nevertheless, the minimum setbacks are listed in the written description as 20 feet in the front, 10 feet on the side, and 10 feet in the rear.
- The use of existing and proposed landscaping: The existing landscaping will remain on site, and the Written Description of the PUD allows for the existing conditions to remain.
- Compatible relationship between land uses in a mixed use project: The proposed uses in the PUD are not expected to create any adverse impacts with each other.

(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 PUD is surrounded by large office structures on the north, south, and east sides. The property to the west is a large warehouse/distribution center. The site is located in a large are that is zoned IBP and is made up of business park uses.
- 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	BP	IBP	Office Complex
South	BP	IBP	Office Complex
East	BP	IBP	Office Complex
West	BP	IBP	Warehouse Distribution Center

(6) Intensity of Development

The proposed development is consistent with the BP functional land use category as a mixed use Business Park facility. The PUD is appropriate at this location because the proposed uses are compatible with the professional offices and warehouse uses in the surrounding area.

(7) Usable open spaces plazas, recreation areas.

Not required for commercial use.

(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 PUD is requesting to use the existing spaces on site today. The PUD requests that parking requirements shall be applied taking into consideration of all proposed uses within the entire PUD site as a whole. Uses can share parking facilities as long as the PUD itself entirely provides sufficient parking for all uses. No minimum and maximums for parking spaces are required and up to 35% of spaces may be compact.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 13, 2024 the required Notice of Public Hearing sign was posted.



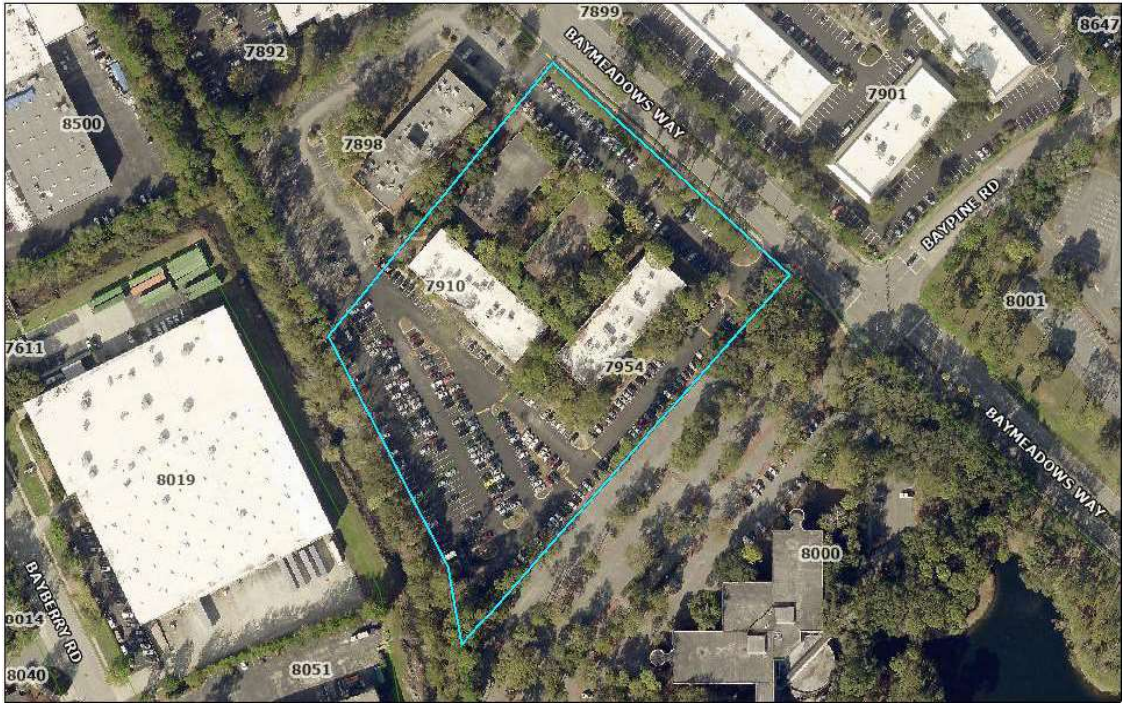
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-0062** be **APPROVED with the following exhibits:**

1. The original legal description dated September 8, 2023.
2. The original written description dated January 16, 2024.
3. The original site plan dated September 7, 2023

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0062** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

- 1.) All interior roadways and access drives shall remain private, maintained by the owners, and never dedicated to the City of Jacksonville.



Aerial View



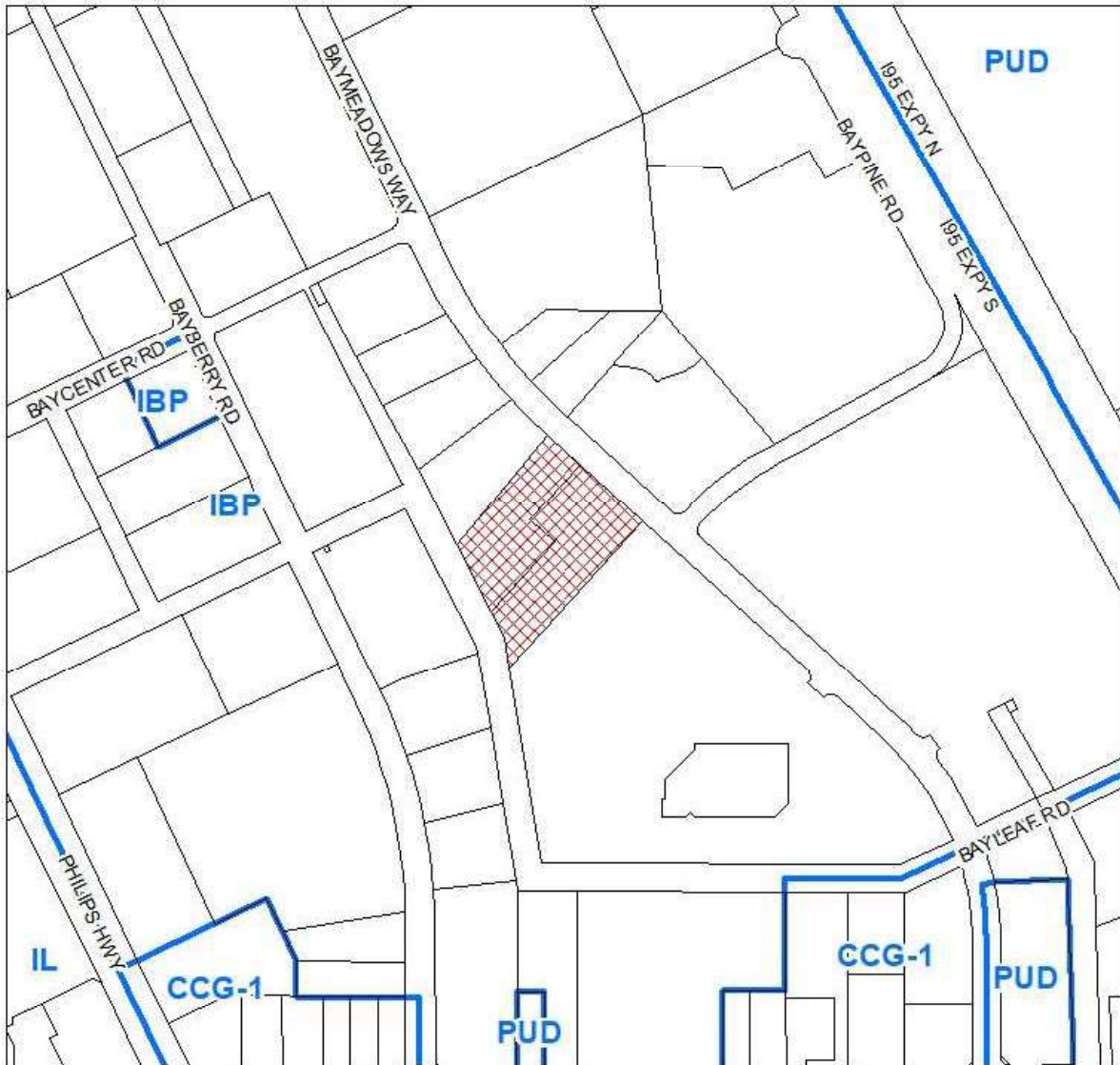
View of the Subject Site

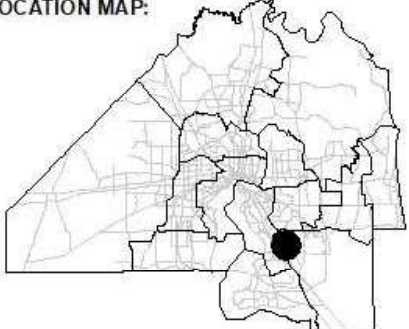
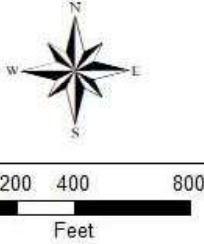


View of the Subject Site



View of the neighboring Office Complex across Baymeadows Way



<p>REQUEST SOUGHT:</p> <p>FROM: IBP</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>11</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0062</p>	<p>TRACKING NUMBER</p> <p>T-2023-5203</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map