

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

March 23, 2023

The Honorable Terrance Freeman, 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.: 2023-124 **Application for: South Point PUD**

Dear Honorable Council President Freeman, 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

- 1.) The Original Legal Description Dated December 23, 2022
- 2.) The Original Written Description Dated January 30, 2023
- 3.) The Original Site Plan Dated June 23, 2005

Recommended Planning Commission Conditions to the Ordinance: **None**

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: 5-0

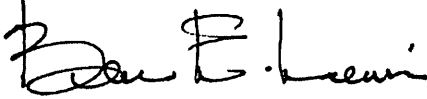
Alex Moldovan, Chair	Aye
Jan Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Absent

Planning Commission Report
Page 2

Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Absent
David Hacker	Aye

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
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-0124 TO
PLANNED UNIT DEVELOPMENT

MARCH 23, 2023

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 **2023-0124** to Planned Unit Development.

Location: 4100 & 4076 Belfort Road
Between Southpoint Drive East and Belfort Oaks Place

Real Estate Number: 152866-1200, 152866-1400

Current Zoning District: Planned Unit Development (PUD) 2021-0197

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)

Planning District: Southeast, District 3

Applicant/Agent: Cyndy Trimmer, Esq.
Driver, McAfee, Hawthorne and Diebenow, PLLC
One Independent Drive Suite 1200
Jacksonville, FL 32202

Owner: Southpoint Village LLC
10175 Fortune Parkway Suite 1005
Jacksonville, FL 32256

SPV-II LLC
10175 Fortune Parkway Suite 1005
Jacksonville, FL 32256

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2023-0124** seeks to rezone approximately 2.20± acres of land from Planned Unit Development (PUD) (**Ord. #2021-0197**) to Planned Unit Development (PUD). The rezoning is being sought to expand the allowed commercial uses while staying consistent with the BP Land-Use Designation and to remove the distance limitations from an

established school or church for a restaurant serving alcoholic beverages. The proposed PUD differs from usual application of the zoning code by allowing for additional commercial uses consistent with the BP Land-Use. The project is more efficient than would be possible through strict application of the Zoning Code.

The site is part of the Southpoint DRI which expired December 30, 2018. The Southpoint DRI was a mixed use area that supported office, light industrial, warehousing and support commercial uses. The mix of uses provided in the DRI meets the criteria of the BP land use category which requires commercial retail sales and service establishments as part of a mixed use development.

The current PUD, 2021-0197, allows for commercial uses including restaurants with a drive-through.

PUD Ord. 2021-0124-E was approved with the following conditions:

1. Commercial uses shall not exceed 69,000 square feet.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

1. The newly proposed Written Description sets limitations on the permitted uses to not exceed 69,000 square feet of commercial uses, therefore the Planning & Development Department does not recommend forwarding this condition.

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 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 2030 Comprehensive Plan. The proposed project site is in the Business Park (BP) land use designation in the Urban Development Area. BP land use 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.

Commercial retail sales and service establishments and residential uses shall only be permitted as part of mixed-use development. Mixed use developments may not include more than 80 percent of any individual use. The new 2045 Comprehensive Plan is estimated to be effective in early

April. With this update, Single-Use commercial development will be permitted where professional offices and business park industrial uses exist on the adjacent BP properties.

The Southpoint DRI expired December 39, 2018, so Permitted Use #3 from the PUD application does not have to be exclusively for the South Point DRI area.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

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 (FLUE):

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The proposed site is located within the Urban Development Area and is served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

Airport Environment Zone

The site is located within the 500-foot Height and Hazard Zone for the Jacksonville Naval Air Station. Zoning will limit development to a maximum height of 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

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

The intended development will meet 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): Business Park (BP). 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. Currently, there is nothing in the Concurrency system regarding this proposed development and the agent/owner will need to submit a Mobility application & CRC application (attached) to the Concurrency Office.

This development is subject to mobility fee review.

(3) Allocation of residential land use

This proposed Planned Unit Development is being requested to expand the allowed commercial uses staying consistent with the BP Land-Use Designation. Moreover, 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: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.

The use of existing and proposed landscaping: This development will comply with Part 12 Landscape Regulations of the Zoning Code.

Traffic and pedestrian circulation patterns: The parcel has access on Southpoint Drive East and Belfort Road which provides alternative routes to and from the site. The vehicular use area includes two lanes on each end of the building that could be adapted for drive through. Comments from The Transportation Planning Division include:

The subject site is approximately 2.20 acres and is accessible from Belfort Rd and Southpoint Dr E, a collector and unclassified facility. Belfort Rd between Southpoint Pkwy and Touchton Rd is currently operating at 54.6% of capacity. This segment currently has a maximum daily capacity of 15,479 vehicles per day (vpd) and average daily traffic of 8,455 vpd.

The applicant requests 18,161 square feet of office space (ITE Code 710), which could produce 197 daily trips.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The existing vehicular use area contains the required landscaping.

Compatible relationship between land uses in a mixed use project: The proposed uses are typically found in the CCG-1 Zoning District and are not expected to generate any adverse impacts.

(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 site is a parcel of land at the corner of Southpoint Drive East and Belfort Road, which is collector roadway. The area is a mix of business offices, medical offices, clinics and a hospital. The PUD will provide supporting commercial uses for the businesses and employees that work in the 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	BP	PUD: 1995-0143	Medical offices
South	PBF	PBF-2	St. Vincent's Hospital
East	BP	PUD: 1995-0143	Offices, Restaurants
West	BP	PUD: 2007-0027	Filling station/convenience store

(6) Intensity of Development

The proposed development is consistent with the BP functional land use category with specific reference to the following:

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated March 6, 2023, JEA has no objection to proposed PUD. Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

(7) Usable open spaces plazas, recreation areas.

Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.

(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 parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTARY INFORMATION

The applicant provided documentation and photo proof to the Planning and Development Department on **February 24, 2023** that the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

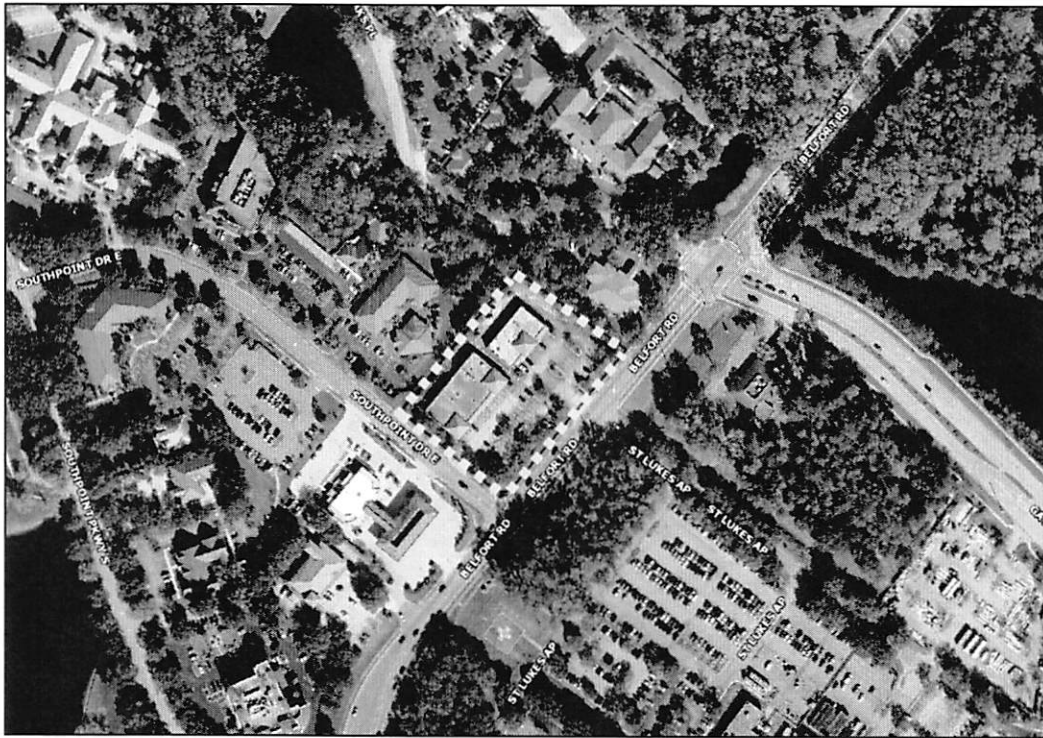
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2023-0124** be **APPROVED with the following exhibits:**

The original legal description dated December 23, 2022.

The original written description dated January 30, 2023.

The original site plan dated June 23, 2005.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0124** be **APPROVED.**



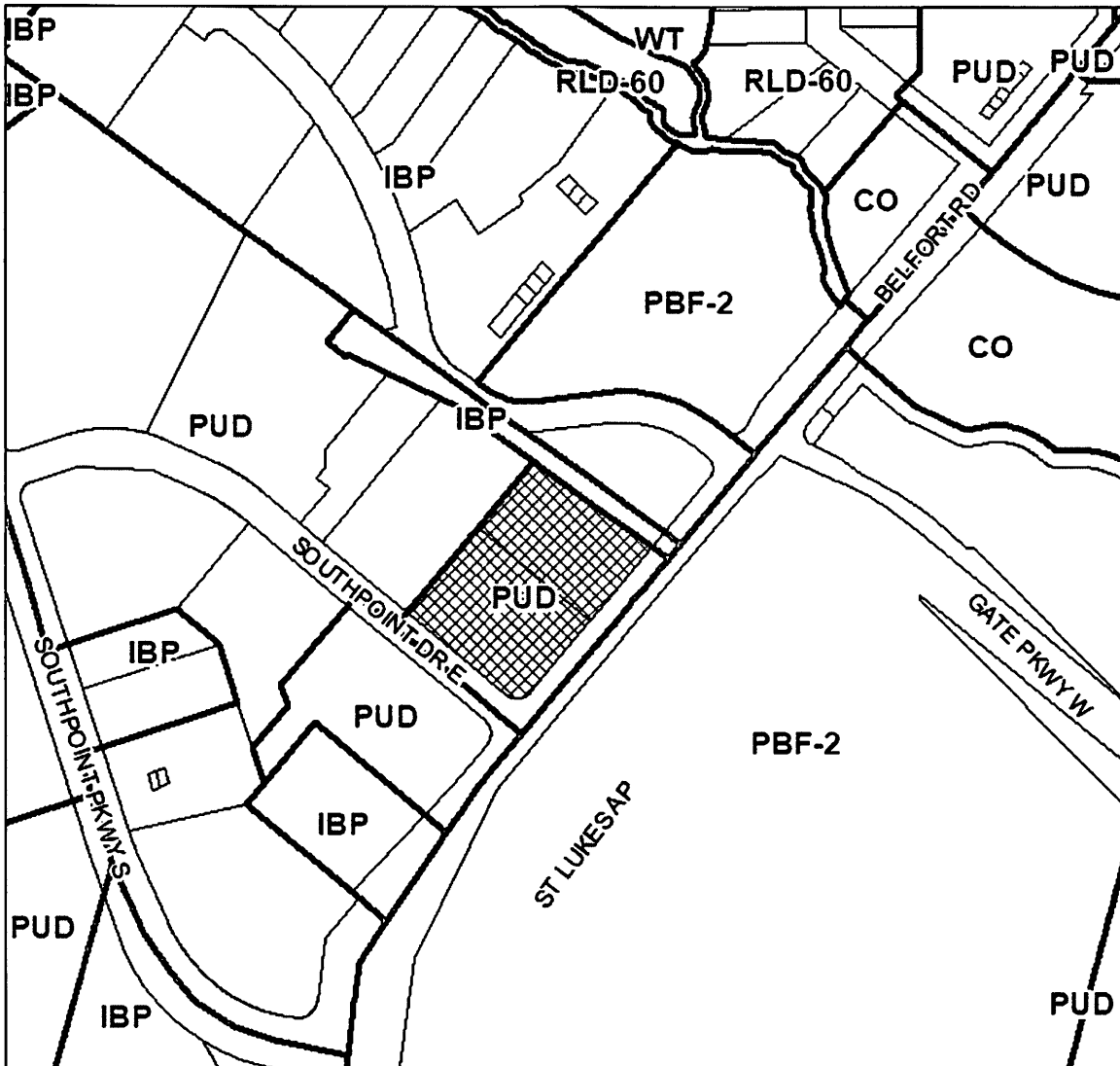
Aerial View

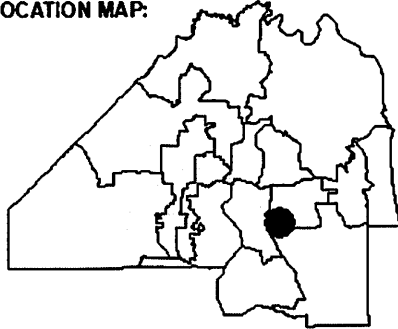
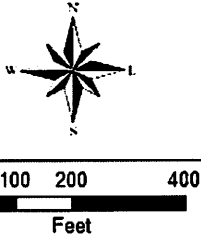
Source: JaxGIS Maps



View of Subject Property

Source: JaxGIS Maps



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2022-4706</p>	 <p>COUNCIL DISTRICT:</p> <p>4</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>
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Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2023-0124 Staff Sign-Off/Date ELA / 01/31/2023
 Filing Date 02/28/2023 Number of Signs to Post 3
 Hearing Dates:
 1st City Council 03/28/2023 Planning Commission 03/23/2023
 Land Use & Zoning 04/04/2023 2nd City Council N/A
 Neighborhood Association N/A
 Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking #	4706	Application Status	FILED COMPLETE
Date Started	12/23/2022	Date Submitted	12/23/2022

General Information On Applicant

Last Name	First Name	Middle Name
Trimmer	Cyndy	
Company Name		
DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC		
Mailing Address		
ONE INDEPENDENT DRIVE, SUITE 1200		
City	State	Zip Code
JACKSONVILLE	FL	32202
Phone	Fax	Email
9043011269	9043011279	CTrimmer@drivermcafee.com

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
N/A	N/A	
Company/Trust Name		
SOUTHPOINT VILLAGE LLC		
Mailing Address		
10175 FORTUNE PARKWAY SUITE 1005		
City	State	Zip Code
JACKSONVILLE	FL	32256
Phone	Fax	Email
9045199545		BETHBRDNG@GMAIL.COM

Last Name	First Name	Middle Name
N/A	N/A	
Company/Trust Name		
SPV-II LLC		
Mailing Address		
10175 FORTUNE PARKWAY SUITE 1005		
City	State	Zip Code
JACKSONVILLE	FL	32256
Phone	Fax	Email
9045199545		BETHBRDNG@GMAIL.COM

Property Information

Previous Zoning Application Filed For Site?
 If Yes, State Application No(s) ORDINANCE 2021-197-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District

Map 152866 1200 4 3 PUD PUD
 Map 152866 1400 4 3 PUD PUD
 Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category
 BP

Land Use Category Proposed?
If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 2.20
Development Number

Proposed PUD Name SOUTHPOINT VILLAGE PUD

Justification For Rezoning Application

DUE TO THE SUBSTANTIAL RETAIL INTEREST IN THE PROPERTY, APPLICANT HAS FILED THIS PUD TO EXPAND (CONSISTENT WITH THE BP LAND USE DESIGNATION) THE ALLOWED COMMERCIAL USES.

Location Of Property

General Location
 BETWEEN SOUTHPOINT DR E AND BELFORT OAKS PLACE ALONG BELFORT ROAD

House #	Street Name, Type and Direction	Zip Code
4100 & 4076	BELFORT RD	32216

Between Streets
 SOUTHPOINT DR E and BELFORT OAKS PLACE

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

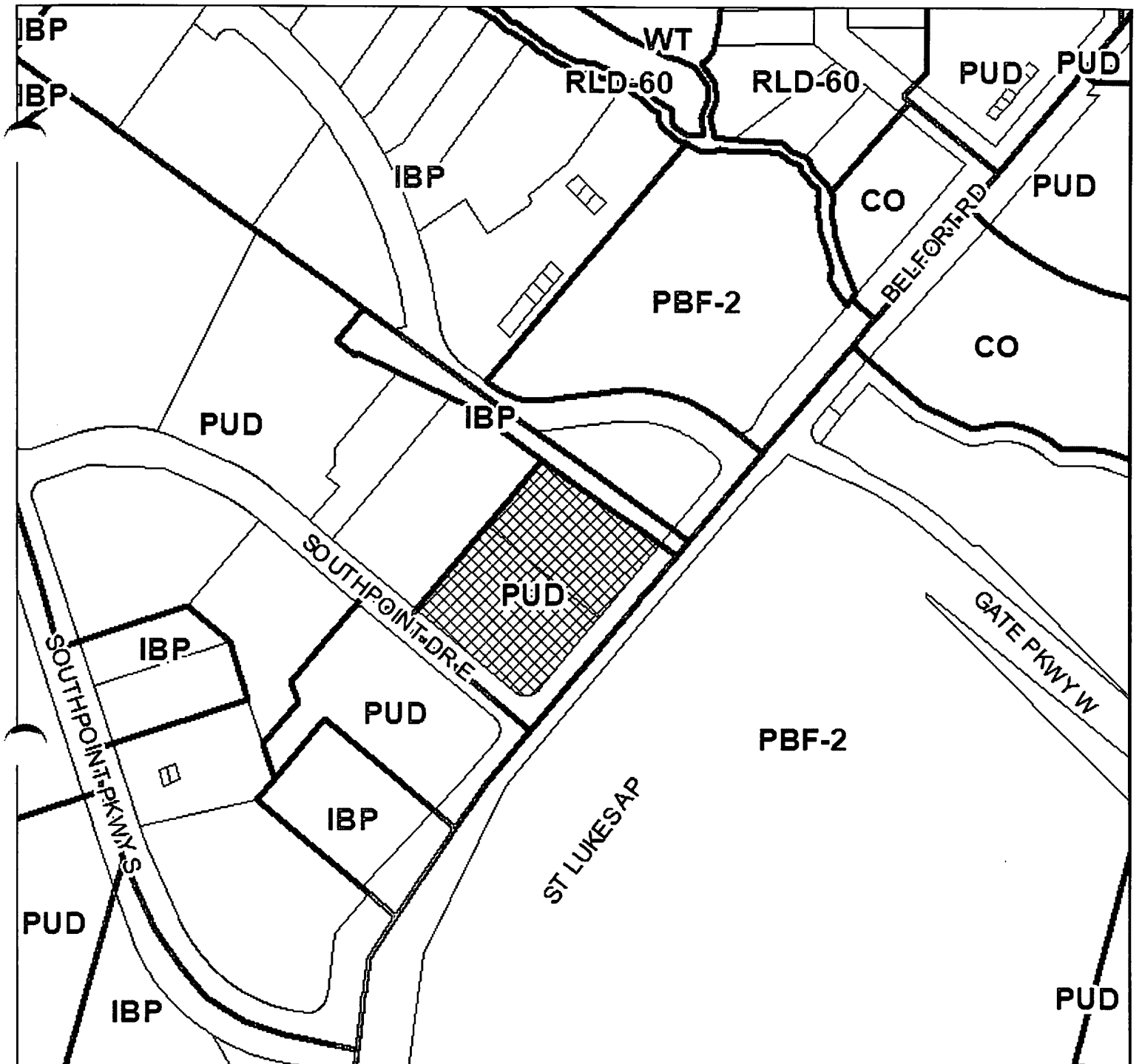
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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	
2.20 Acres @ \$10.00 /acre:	\$30.00
3) Plus Notification Costs Per Addressee	
21 Notifications @ \$7.00 /each:	\$147.00
4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):	\$2,446.00

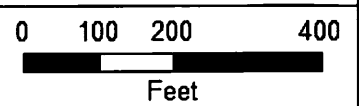
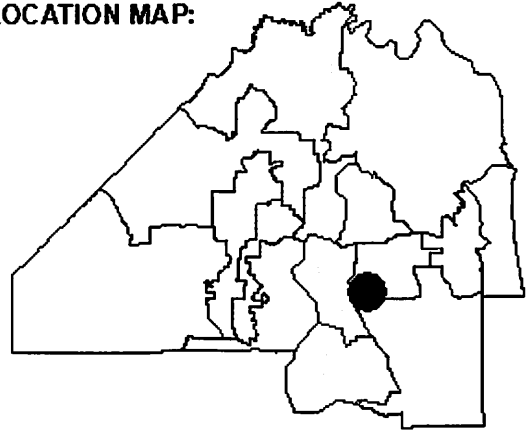
NOTE: Advertising Costs To Be Billed to Owner/Agent



REQUEST SOUGHT:

FROM: PUD
TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:
4

TRACKING NUMBER

T-2022-4706

EXHIBIT 2
PAGE 1 OF 1

LEGAL DESCRIPTION

December 23, 2022

RE # 152866-1400:

A portion of Tract B, Southpoint Center, according to plat recorded in the current public records of Jacksonville, Duval County, Florida, in Plat Book 49, pages 86 and 86A, and being more particularly described as follows:

For point of reference, commence at the point of intersection of the centerline of Southpoint Drive East, a 60-foot right of way, as shown on the aforementioned plat of Southpoint Center, with the Northwesterly right of way line of Belfort Road, as said right of way is now established, and run N-39°50'18"E, along said Northwesterly right of way line, a distance of 60.00 feet to a point on a curve in the Northeasterly right of way line of said Southpoint Drive East and the point of beginning.

From the point of beginning thus described, run along said Northeasterly right of way line, the following courses: first course, along the arc of a curve, concave Northerly and having a radius of 30.00 feet, an arc distance of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of S-84°50'18"W, 42.43 feet; second course, N-50°09'42"W a distance of 233.61 feet to the Southwesterly corner of a 24 foot Unobstructed Drainage Easement No. 2 as shown on the aforementioned plat of Southpoint Center; thence departing from said Northeasterly right of way, run N-39°50'18"E, along said Drainage Easement and its Northeasterly extension, a distance of 200.00 feet to a point; run thence S-50°09'42"E a distance of 263.61 feet to a point lying in the aforementioned Northwesterly right of way line of Belfort Road; run thence S-39°50' 18"W, along said Northwesterly right of way line a distance of 170.00 feet to the point of beginning. The land thus described contains 1.21 acres. more or less.

RE # 152866-1200:

A portion of Tract B, Southpoint Center, according to plat recorded in the current public records of Jacksonville, Duval County, Florida, in Plat Book 49, Pages 86 and 86A, and being more particularly described as follows:

For point of reference, commence at the point of intersection of the centerline of Southpoint Drive East, a 60-foot right of way, as shown on the aforementioned plot of Southpoint Center, with the Northwesterly right of way line of Belfort Road, as said right of way is now established, and run North 39°50'18" East, along said Northwesterly right of way line, a distance of 230.00 feet to the extreme Easterly corner of those lands described in deed recorded at Official Records Volume 8452, Page 830, Public Records of said County, and the Point of Beginning.

From the Point of Beginning thus described, continue North 39°50'18" East, along said North-westerly right of way line, a distance of 175.73 feet to the extreme Easterly corner of aforementioned Tract B; run thence North 54°32'41" West, along the Northeasterly boundary of said Tract B, a distance of 264.38 feet to its intersection with the Northeasterly extension of the Southeasterly boundary of a 24 foot Unobstructed Drainage Easement No. 2, as shown on the aforementioned plat of Southpoint Center; run thence South 39°50'18" West, along said extension, a distance of 155.52 feet to the extreme Northerly corner of

aforementioned lands described in Official Records Volume 8452, Page 830; run thence South 50°09'42" East, along the Northeasterly boundary of said lands, a distance of 263.61 feet to the Point of Beginning.

**PUD WRITTEN DESCRIPTION
SOUTHPOINT VILLAGE PUD
January 30, 2023**

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 2.2 acres of property from PUD (Ordinance 2021-197-E) to PUD on the site located at 4100 and 4076 Belfort Road, Jacksonville, FL 32216 (RE#'s 152866-1400 and 152866-1200) as more particularly described in Exhibit 1 (the "Property") and depicted in the survey filed herewith. The Property is located within the BP land use category and the Urban Development Area.

The existing development includes a commercial center with a mix of restaurant and commercial service establishments that supports the surrounding medical and dental offices and hospital uses. Due to the substantial retail interest in the Property, Applicant has filed this PUD to expand (consistent with the BP land use designation) the allowed commercial uses.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	BP	PUD (1995-143), IBP	Senior living, medical offices, business offices
East	PBF	PBF-2	St. Vincent hospital
South	BP/PBF	PUD (2007-27), PBF-2	Gate gas station, St. Vincent hospital
West	BP	PUD (1995-143)	Medical and dental offices and general office

- B. Project name: Southpoint Village PUD.
- C. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- D. Current land use designation: BP.
- E. Requested land use designation: BP.
- F. Current zoning district: PUD (2021-197-E).
- G. Requested zoning district: PUD.
- H. Real estate numbers: 152866-1400 and 152866-1200.

II. QUANTITATIVE DATA

- A. Total acreage: 2.2 acres
- B. Total amount of non-residential floor area: 18,161 sq. ft.

III. STATEMENTS

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

This PUD allows additional commercial uses consistent with the BP land use designation and the overall PUD. The additional uses are set forth in Section IV.A.4.-10.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

1. Restaurants and delicatessens with drive through facilities but which may allow the sale of alcoholic beverages in connection with the sale of food. The minimum distance between the Property and a church or school as required by Section 656.805 of the Zoning Code is waived.
2. Banks, financial institutions, or credit unions which may have drive-through tellers and ATM machines.
3. Day care centers to serve the Southpoint DRI.
4. Retail sales of all types of merchandise and service establishments, including the retail sale and service of all alcoholic beverages for on or off-premises consumption or both. The minimum distance between the Property and a church or school as required by Section 656.805 of the Zoning Code is waived.
5. Professional offices, business offices, medical, dental and chiropractor offices, and pharmacies.
6. Research, dental and medical laboratories, manufacturers dentures, eyeglasses, hearing aids and similar products.

7. Essential services, including water, sewer, gas, telephone, radio and electric.
8. Churches, including a rectory and similar uses, meeting the performance standards and criteria set forth in Part 4.
9. Animal hospitals, veterinary clinics.
10. Fitness centers.

B. Limitations on permitted uses. Supporting commercial uses contemplated in the original Southpoint PUD, as modified by this PUD, shall not exceed 69,000 square feet.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot requirements (width and area). None.
2. Maximum lot coverage by all buildings. 65%.
3. Minimum yard requirements:
 - a. Front: 20 feet.
 - b. Side: 5 feet.
 - c. Rear: 10 feet.
4. Maximum height of structures. 35 feet, provided, however, that height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.

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.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Belfort Road and Southpoint Drive East, as shown in the boundary survey.
3. *Pedestrian Access.*

- a. All pedestrian areas, including but not limited to walks, entries, courtyards/terraces and parking areas shall be made accessible to the physically handicapped. Recessed ramps at curbs are required.
- b. Pedestrian walkways and sidewalks shall be a minimum of four feet wide.
- c. Sidewalks or walkways paralleling or adjacent to parking areas will also be incorporated into the overall pedestrian circulation system.
- d. Walkways in all areas shall be constructed to conform with the alignment of walks on adjacent building sites within the Southpoint PUD (Ordinance 1995-0143-0219).

C. Signs:

1. *Sign parcel.* A unified signage plan was established in the Southpoint PUD per Ordinance 1995-0143-0219. The plan proposed 4 signage parcels at various locations throughout the Southpoint PUD. There exists such a parcel on the southwest corner of this site. Accordingly, within the signage parcel shall be located a sign identifying the entire project or directional sign to a building site within the Southpoint PUD. The sign shall be a ground sign not to exceed a maximum height of 6 feet and area of 60 square feet with a copy area not to exceed an area of 35 square feet. The sign may be illuminated by a concealed light source within the letter characters or by floodlighting by fixtures concealed in landscaping. Design and construction materials for signage shall be compatible with design and construction materials of buildings within the Southpoint PUD.
2. *Other signs.* All other signs within the PUD (except those located in the signage parcel as specified above) shall comply with City of Jacksonville signage requirements of IBP zoning.

D. Landscaping: This development will comply with Part 12 Landscape Regulations of the Zoning Code.

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

F. Utilities: Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The PUD will be beneficial to the surrounding neighborhood and community in that:

- A. The project is more efficient than would be possible through strict application of the Zoning Code;
- B. The project is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. The project will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan as follows:
 1. The project furthers the following goals, objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan:
 - a. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
 - b. 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.
 - c. Policy 1.1.13 - Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan-controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:
 - i. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
 - ii. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and

- iii. The proposed development is compatible with surrounding existing land uses and zoning.
- d. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
- e. Policy 1.2.9 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
- f. Policy 1.3.7 - Access for corner lots or parcels shall be located the greatest distance from the corner commensurate with property dimensions. For roadways having a functional classification of collector or higher, access shall not be less than 150 feet from the geometric centerline of intersecting roadways, 100 feet from the outside through lane, or commensurate with property dimensions, where the lot frontage is insufficient to meet these requirements, subject to the approval of the Traffic Engineering Division and JPDD.
- g. Objective 3.2 - Continue to 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.
- h. Policy 3.2.2 - The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
- i. Policy 3.2.7 - The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

EXHIBIT F

Land Use Table

Total gross acreage	<u>2.2</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	<u>2.2</u> Acres	<u>100</u> %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

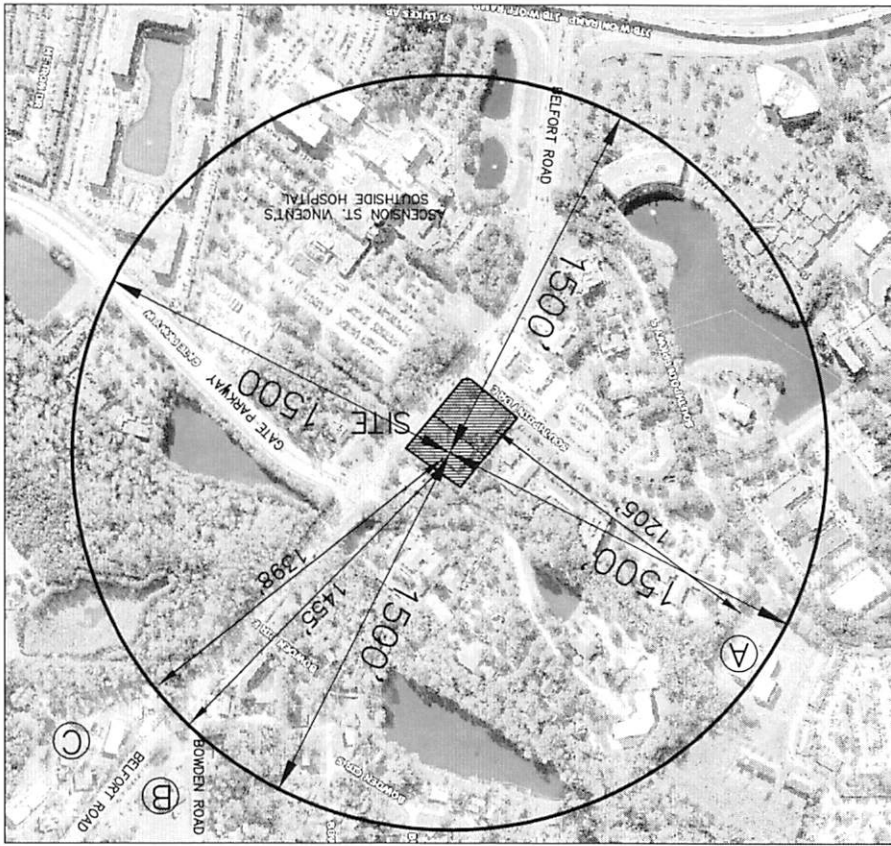
The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.

MAP SHOWING SPECIFIC PURPOSE SURVEY OF

THE LOCATION OF ALL SCHOOLS, CHURCHES AND ADULT ENTERTAINMENT ESTABLISHMENTS WITHIN A 1,500 FOOT RADIUS OF 4076 AND 4100 BELFORT ROAD, JACKSONVILLE, FLORIDA.

THERE ARE NO EXISTING SCHOOLS, CHURCHES, OR ADULT ENTERTAINMENT ESTABLISHMENTS WITHIN A 1,500 FOOT RADIUS OF 4076 AND 4100 BELFORT ROAD, JACKSONVILLE, FLORIDA UNLESS SHOWN HEREON.

CERTIFIED TO:
SOUTHPOINT VILLAGE, LLC
SPV-II, L.L.C.



Distances are measured by following a straight line from the nearest point of the building or portion of the building facilities, or adult entertainment facility (per City of Jacksonville - Code of Ordinances Zoning Section 656.806).

- A. LINEAGE CHURCH - 6857 SOUTHPOINT PARKWAY 1205 FEET
- B. WESTMINSTER PRESBYTERIAN CHURCH - 3706 BELFORT ROAD 1455 FEET
- C. DANIEL ACADEMY - 3725 BELFORT ROAD 1398 FEET

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.



NOTES

1. Bearings are assumed.
2. This is a MAP SHOWING SPECIFIC PURPOSE SURVEY.
3. The specific purpose of this survey is to depict the location of any schools, churches or adult entertainment establishments within a 1,500 foot radius of the subject building.
4. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
5. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.
6. Property lines referenced from City of Jacksonville property apror's website and one for graphical purposes only.

ABBREVIATION DEFINITION

Esmt	Easement
B.R.L.	Building Restriction Line
Pg.	page
D.B.	Deed Book
O.R.V.	Official Records Volume
R/W	Right of Way
P.L.	Point of Intersection
P.R.C.	Point of Reverse Curvature
P.I.	Point of Beginning
P.C.	Point of Curvature
P.O.B.	Point of Beginning
P.R.M.	Permanent Reference Monument
P.C.P.	Permanent Control Point
L.B.	Licensed Business
R.L.S.	Registered Land Surveyor
J.E.A.	Jacksonville Electric Authority
A/C	Air Conditioner
C.A.T.V.	Cable Television
O.H.L.	Overhead Lines
F.M.	Field Measure
R.	Radius
L.A.	Arc Length
L.C.	Chord Bearing & Distance equals
L.P.	Iron Pipe
Conc.	Concrete

LEGEND

- DENOTES CONCRETE MONUMENT
- DENOTES FENCE
- X DENOTES FOUND "X-CUT"
- (NO ID.) DENOTES NON PIPE FOUND (AS NOTED)

DATE 12-30-22
SCALE 1"=600'
JOB NO. 2022-375
PAGE 22-375.dwg
Comp. File 22-375.dwg
Drawn by WJM

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 1004 JACKSONVILLE, FLORIDA 32224
TEL: (904) 721-5758 FAX: (904) 721-1226

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF THE ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 94-17, MINIMUM TECHNICAL STANDARDS FOR PRACTICE, EFFECTIVE JANUARY 1, 2000. (FORMERLY CHAPTER 9107-01) I, WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE NO. 3843, HAVE REVIEWED THIS SURVEY AND APPROVE IT.