

**WRITTEN DESCRIPTION**  
**Baymeadows Village PUD**  
**October 20, 2022**  
**Exhibit 3**

**I. PROJECT DESCRIPTION**

The fee simple owner of the real property identified in the attached Exhibit A, RE# 148633-5400 (the “Property”), which contains approximately 5.6 acres, is currently zoned PUD (Ord. 1990-662-374) and designated Neighborhood Commercial (NC) and was originally intended for commercial purposes. Buildout to date has primarily mirrored the original PUD, permitting the development of an unanchored retail shopping center providing for the daily needs of the community. The continued development of lands lying to the east and south has prompted additional interest and demand in this area of the city, and the owner now seeks to amend the PUD, permitting only one additional use and clarifying elements pertaining to the site plan, as depicted on the Site Plan, attached as Exhibit E.

The Property is located along the south side of Baymeadows Road, lying just west of the intersection with Southside Boulevard. These roadways form a large commercial node, encompassing approximately 36 acres of land around this convergence. The uses in proximity include extensive retail and commercial uses to the north, and east. Surrounding developments contain two grocery stores (Deerwood Village Shopping Center), dozens of restaurants, shops, auto parts stores and a gasoline filling station over approximately 30 acres of land. Most of that area is designated CGC, with portions to the east and west being NC and RPI respectively. The subject Property accounts for the smallest portion of the commercial node at only 5.6 acres. The land to the west of the Property is developed as a church (RPI), being built in 1979. Similarly, the land to the south of the Property is developed as a residential subdivision (LDR), being accessed from Royal Lakes Drive and the 5 homes abutting the Property appear to have been constructed in 1968.

A great deal has changed in this area and even at this intersection since these developments were originally constructed. Baymeadows Road continues to see increases in traffic and is scheduled for significant additional modifications in the coming years. Similarly, the Better Jacksonville Plan called for a grade separated interchange at this node, but that never materialized. The largest driving force here has been the continued expansion of Southside Boulevard, a Major Arterial Roadway according to the City’s Comprehensive Plan. This corridor was once considered to be the route for SR-9A (I-295) which was later developed about two miles to the east. That route only served to increase traffic at this intersection as the commuters sought commercial services that were existing to the west, prompting an additional (third right turn lane) at Baymeadows Road westbound approach to Southside Boulevard. Suffice to say this is a highly congested area of Jacksonville and the commercial node serves the demands of a larger area of the Baymeadows region.

The applicant has not utilized any design professionals for the preparation of this application. The property is completely developed and no major revisions to the existing buildings are

contemplated. The balance of the site includes established parking, service, and existing landscape areas. There do exist unique characteristics, on the property, primarily related to the location of the buildings and the limited area for buffering to the adjacent residential owners. For this reason, in 2020, the owner of the shopping center provided fencing for the adjacent parcels, at the Property owners expense, but on the property of the adjacent residential owners. This agreement was negotiated and executed by Mrs. Nancy P. McLeish, President of the Royal Lakes Civic Association on May 29, 2020.

The revised PUD will amend the list of Permitted Uses only (adding one use) and clarify existing Site Plan related matters such as landscaping nonconformities. The revised written narrative contained herein will outline the additional use and update the Site Plan.

The Property is to be operated and used in accordance with the terms and limitations of the original PUD ordinance (1990-662-374) and its supporting exhibits, with the sole exception of specific details outlined in this written narrative and the revised Site Plan (Exhibit E), dated 10/20/2022. It is the intent of the developer to permit the additional use and provide required drawings and permits to the city as soon as possible after zoning approval. Similarly, construction would also be intended to commence immediately upon approval of the zoning entitlements. All future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

## II.

### (3) PROPOSED LAND USE AND RESTRICTIONS.

- a) *All Uses Permitted by Right in the CN Zoning Classification, plus those uses Permitted by Zoning Exception, as approved through the City's Zoning Exception process.*
- b) *Veterinarian Clinic, where the same is limited to one user and shall be soundproofed, but prohibiting boarding of animals, unless incidental to treatment. This use may also occur as a component of a pet food store/ animal grooming center.*
- c) *Sit Down Restaurants including the sale, service, and consumption of all alcoholic beverages, including liquor, beer, or wine for on-premises consumption in conjunction with the service of food which is ordered from a menu. Such uses must coincide with the sale of food being a minimum of 51% of total sales. (Such uses shall be limited to two demised premises within the center and shall not exceed a total of 16,000 square feet of the total building*

*area. Bar or lounge areas which are a component of such uses are limited to a maximum of 18% of the individual restaurant tenant space and kitchens within such restaurants shall be a minimum of 35% of the same. The bar or lounge areas may not operate without the restaurant being operating concurrent with such activity. Such uses may not be operated prior to 6 a.m. regardless of the day of week. All seating, sales and service is to occur indoors, and dance floors/live music are prohibited.*

- d) Restaurants offering beer and wine only (No Sales or Service prior to 6 a.m. and no new patrons may be seated after 2 a.m., regardless of the day of week. All seating, sales and service is to occur indoors, and dance floors/ live music are prohibited.*
- e) All such Restaurant Uses, regardless of alcoholic beverage service are limited to a maximum of 20,000 square feet of the total shopping center.*
- f) Drive Thru Yogurt Store, limited to the west end of the center, and utilizing a turn around at the end of the building.*
- g) Automobile and Leasing establishments, limited to a maximum of 14 vehicles on the property. No incidental work on the vehicles is to occur on the property (cleaning or servicing). This provision shall not include rental of box trucks or commercial vans.*
- h) Hardware store, however, no outdoor storage shall be permitted in the rear of the buildings and accessory uses associated with such principal use must occur north or east of any existing structure.*

#### *(4) SIGNAGE*

The shopping center shall be permitted one monument sign every two hundred feet along Baymeadows Road. Such signs shall be limited to 45 square feet and be illuminated from the interior of the sign structure. One sign along this frontage shall be permitted to be 65 square feet in area, subject to the same lighting standard.

The shopping center shall also be permitted one monument sign along Southside Boulevard, located north of the entry driveway located there, being limited to 65 square feet in area and internally illuminated.

Signs shall complement the architecture of the shopping center, using tones and materials used in the shopping center.

Wall signs shall also be permitted. However, awning signs are prohibited. No illuminated tenant signage shall be permitted on the southerly side of the buildings located in the shopping center.

Projecting signs are prohibited

(5) *LANDSCAPING*

The Property was developed in 1990 and was deemed to be compliant with the provisions of Part 12, Zoning Code upon completion. However, there may be existing deficiencies in relation to various amendments to the provisions of the Zoning Code since the date of original construction. It is intended that all components are either compliant or lawfully non-conforming as it relates to landscaping and parking for this PUD. This PUD does not act to permit any revisions to the parking field or landscape/ buffer areas, and the provisions of the current Zoning Code shall be applicable to any future square footage expansion or reconfigurations of buildings or parking areas.

Further, the landowner and adjacent property owners have agreed, via private agreement, to deem the existing fencing, as paid for by the subject property owners, as being sufficient to meet or exceed the requirements of Section 656.1216, Zoning Code.

(6) *MISCELLANEOUS*

Sound Attenuation

There shall be no windows on the south side of the building  
All Restaurant uses shall utilize appropriate soundproofing to assure that no music within such establishments shall be an unreasonable nuisance to any of the residential homes adjacent to the subject property. Uses including music or a veterinary office shall achieve a 55 S.T.C. Rating for exterior walls and adjacent tenant walls.

#### Rear Parking Lot Lighting

The landowner shall maintain security lighting in the rear of the building area, assuring that such lighting does not trespass beyond the fencing outlined in Section 5 above.

#### Parking Limitations

Parking of vehicles on the south side of the buildings shall be designated for employees only and shall be angled parking spaces (westerly orientation).

#### Speed Bumps

Two speed bumps or similar shall be included in the rear driveway (south side) of the buildings.

#### Dumpsters and Operations

All restaurant and any veterinarian user shall utilize trash compactors in lieu of conventional dumpsters other uses may utilize dumpsters. Dumpster pads and compactors shall be maintained in a neat and orderly condition. The owner shall make every effort to eliminate any odors. Tipping of either refuse container types shall only occur as follows:

Monday – Friday 8am to 7pm  
Saturday and Sunday – Noon to 7pm

#### *General:*

The subject property is to be utilized as a commercial retail and service development, subject to the provisions of the original PUD (Ord. 1990-662-374) or, as applicable, this amended written narrative and its corresponding Site Plan, Exhibit “E”, dated 10/20/2022.

#### **IV. 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 rezoning is a reasonable manner by which to permit the additional use to a fully developed commercial property for a use that will provide convenience to the area residents, while promoting the viability of the commercial node located at Baymeadows Road and Southside Boulevard. This PUD is designed to increase the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. Further, the development promotes a more marketable mix of uses that will act to reduce Vehicle Miles Traveled (VMT) for the residents in the vicinity. This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are suburban based, do not convey a sense of place, and which do not act to promote such a mix of uses;

Represents and appropriate combination of possible uses, properly designed to promote internal capture of trips and clustering of retail activities;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Goal 3 – enhancing the viability of non-residential areas
2. Objective 3.2 -sustain the viability of existing commercial
3. Policy 3.2.1 – promote development of commercial in nodes
4. Policy 3.2.2 – promote infill of existing commercial in lieu of new
5. Policy 3.2.4 – permit commercial where existing residential character is maintained.

#### **V. SUCCESSORS IN TITLE**

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

#### **VI. PUD REVIEW CRITERIA**

- A. *Consistency with Comprehensive Plan.* The Property is designated NC pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The

uses and amounts (intensity) proposed in the PUD would be consistent with this designation.

- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* No residential was or is intended for this development.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from within the existing development, located at several entryways to the center along Baymeadows Road and Southside Boulevard. No new access points are being proposed.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to permit an additional use within the developed retail plaza, which would offer convenience and reduce VMT for the residents in the immediate vicinity.  
  
The various uses are appropriately screened from one another, and structures will be oriented in a manner that will foster an appropriate transition as well as reduce externalities otherwise associated with such uses. Yes, the developer has negotiated with the adjacent community to provide requisite screening and buffering.
- F. *Recreation/Open Space.* The revised PUD does not include any recreation or open space areas.
- G. *Impact on Wetlands.* None.
- H. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* The parking areas are existing and are not intended to be reoriented or relocated. It being the intent that the areas and locations depicted on the attached plan, and if lawfully non-conforming, may be continued unless inconsistent with the Zoning Code.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.

- K. *Stormwater Retention.* While no additional retention is required, stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements to an already approved location.
- L. *Utilities.* Electric power, water and sewer services are currently furnished to the Property by the Jacksonville Electric Authority.



# EXHIBIT F

PUD Name Baymeadows Village PUD

## Land Use Table

Total gross acreage	<b>5.6</b>	Acres	100 %
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	<b>5.6</b>	Acres	<b>100</b> %
Industrial		Acres	
Other land use		Acres	
Active recreation and/or open space	<b>0</b>	Acres	
Passive open space	<b>0</b>	Acres	
Public and private right-of-way	<b>0</b>	Acres	
Maximum coverage of buildings and structures	<b>60,000</b>	Sq. Ft.	<b>25</b> %