

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-0310 TO
PLANNED UNIT DEVELOPMENT

JULY 23, 2020

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 **2020-0310** to Planned Unit Development.

Location: 10915 Baymeadows Road, 10911 Baymeadows Road,
and 10925 Baymeadows Road (SR 152)
Between Point Meadows Drive and Point Meadows
Way

Real Estate Numbers: 167758-0160, 167758-0170, and 167758-0180

Current Zoning District: Planned Unit Development (PUD 2001-0149-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community/General Commercial (CGC)

Planning District: 3-Southeast

Applicant/Agent: Michael W. Herzberg, AICP
Sleiman Enterprises, Inc.
1 Sleiman Parkway, Suite 270
Jacksonville, Florida 32216

Owner: Point Meadows Land Trust /
Property Management Support, Inc.
1 Sleiman Parkway, Suite 270
Jacksonville, Florida 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2020-0310** seeks to rezone approximately 12.87± acres of land from Planned Unit Development (PUD 2001-0149-E) to PUD. The rezoning to a new PUD is being sought to add another outparcel and allow for the development of a Starbucks. All previous

uses and lot requirements granted under the current PUD will remain unchanged. However, the proposed PUD will modify landscaping and signage requirements as well as update the site plan.

The subject property is located in the Transportation Management Area (TMA), a boundary designated in the Transportation Element of the 2030 Comprehensive Plan pursuant to **Ordinance 1998-0177-E**. The proposed development was thereby forwarded to the Transportation Planning Division for review.

The subject property is currently zoned under PUD, **2001-0049-E**, which spans an overall 13.85± acres of land and allowed for a variety of commercial uses. Moreover, **2001-0149-E** was enacted on April 10, 2001 with the following conditions:

- (a) The driveway location and access to the Subject Property shall be limited to two (2) access points on Point Meadows Way and Point Meadows Drive or as otherwise approved by the Florida Department of Transportation and the Traffic Engineer.
- (b) Additional requirements for signage shall be as follows:
 - 1. In the event Parcels A and B are combined, that property shall be limited to one sign meeting the requirements of the written description regarding size and height.
 - 2. Parcel C shall be limited to one sign per use and no more than one sign on both Baymeadows Road and Point Meadows Way.
 - 3. Parcel D shall be limited to one monument sign three hundred (300) square feet in area on Baymeadows Road and two (2) monument signs limited to one each on Point Meadows Drive and Point Meadows Way, meeting the requirements of the written description regarding size and height.
- (c) The proposed median opening at Point Meadows Way shall be eliminated.

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

Condition (a) is not being recommended by Staff for this report as both parcels have already been separately developed and currently contain a VyStar Credit Union and a Wendy's.

Condition (b) is not being recommended by Staff for this report since Parcel C has already been developed and is currently a Bank of America.

Condition (c) is not being recommended by Staff for this report since Point Meadows Way has already been developed without the proposed median opening.

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(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 Community/General Commercial (CGC) 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.

According to the category descriptions for the Suburban Development Area of the FLUE, Community General Commercial (CGC) in the Suburban Area is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. The Suburban Area is intended to provide development in a nodal development pattern.

Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses. The development characteristics provided herein shall be applicable to all CGC sites within the Suburban Area. Uses shall be sited in a manner to promote internal circulation and ease of access between abutting uses and sites and to limit the number of driveway access points on roads classified as arterials on the Functional Highway Classification Map.

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 subject property is located in the Suburban Area and according to the attached JEA Availability Letter, **2020-0714**, the proposed development must connect to City water and sewer using the property's existing JEA water and sewer accounts.

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.

The proposed rezoning would allow for infill development in an existing commercial area.

Objective 1.3

The City maintains the Transportation Management Area (TMA) within the geographic area depicted in Map T-1, the "9A/Butler/Baymeadows TMA". The TMA was established through amendments to the Currency Management System and local development agreements with the affected landowners and is used to determine and account for traffic development impacts and maintain and monitor the TMA.

The proposed development is located within the boundaries of the TMA and will therefore need to adhere to the policy mentioned above. The TMA was established in order to create an integrated and connected network of roads that offer multiple travel alternative routes for vehicles in the area of I-295 at SR-202 and Baymeadows Road (SR 152).

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed rezoning to a PUD would allow for commercial infill on an underutilized vehicle-use area (VUA).

(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 category as identified in the Future Land Use Map series (FLUMs): Community/General Commercial (CGC). Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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 has been no assessment or reservation for this project within the CMMSO office.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcel for self-storage facility. 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: The proposed development will be developed in accordance with the recreation and open space requirements outlined in the original PUD Ordinance 2008-0778-E, which requires a minimum total of five (5) acres of open space. The applicant has requested that any open space counts toward the minimum total.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville. Since the proposed use would be commercially compatible with the surrounding area, the applicant has also requested flexibility in reallocation for various landscaping requirements.

The treatment of pedestrian ways: Pursuant to the provisions outlined in the 2030 Comprehensive Plan, sidewalks will be provided.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Baymeadows Road.

Table 1 shows the trip generation based on the plan of development using ITE's *Trip Generation Manual, 10th Edition*.

Table 1

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Coffee/Donut Shop with Drive-Thru Window	937	2,533	1,000 Sq. Ft.	2,078	225	110

Table 2 shows the maximum level of service and peak hour volume for SR-152 according to FDOT's *Florida State Highway System Level of Service Report*, dated September 2019.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2020 Peak Hour Volume	2020 Peak LOS
Duval	SR-152	383	SR-115 to SR-9A	D	3,580	2,611	C

(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 infill development of a coffeehouse will preserve the commercial character of the area by providing for a greater degree of commercial services within the immediate vicinity. Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	RPI	PUD 2011-0755-E	Multi-Family Dwellings
South	CGC	PUD 1998-0221-E	Commercial/Retail
East	CGC	PUD 1998-1028-E/CCG-1	Commercial/Retail
West	RPI	PUD 2006-0280-E	Commercial/Retail

(6) Intensity of Development

The proposed development is consistent with the CGC 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 June 6, 2020, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate an additional 3,280 gpd.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access to the proposed development via Baymeadows Road (SR 152). Moreover, the Traffic Engineer reviewed the application and has issued no objections. Staff also forwarded the application to FDOT for review. In the attached memorandum from FDOT dated January 15, 2020, Baymeadows Road (SR) will have sufficient capacity to accommodate the trips generated from the development and FDOT does not identify any potential adverse impacts on SR-152.

The application was also forwarded to the Transportation Planning Division on June 5, 2020 for review. As of Friday, July 17, 2020, no comments have been received.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space as applicable in accordance with the Recreation and Open Space Element of 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. However, the written description states “Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.”

(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 subject site will be developed in accordance with a specialized parking formula that allows for five and one-half (5.5) spaces per 1,000 square feet for commercial services—rather than the maximum six (6) spaces per 1,000 square feet of gross floor area as outlined in PUD Ordinance 2001-0149-E.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **July 2, 2020** by the Planning and Development Department, 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 **2020-0310** be **APPROVED with the following exhibits:**

- The original legal description dated May 11, 2020**
- The revised written description dated July 9, 2020**
- The revised site plan dated July 9, 2019**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-0310** be **APPROVED.**

Figure A:



Source: Planning & Development Dept, 5/4/20

Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 7/2/20

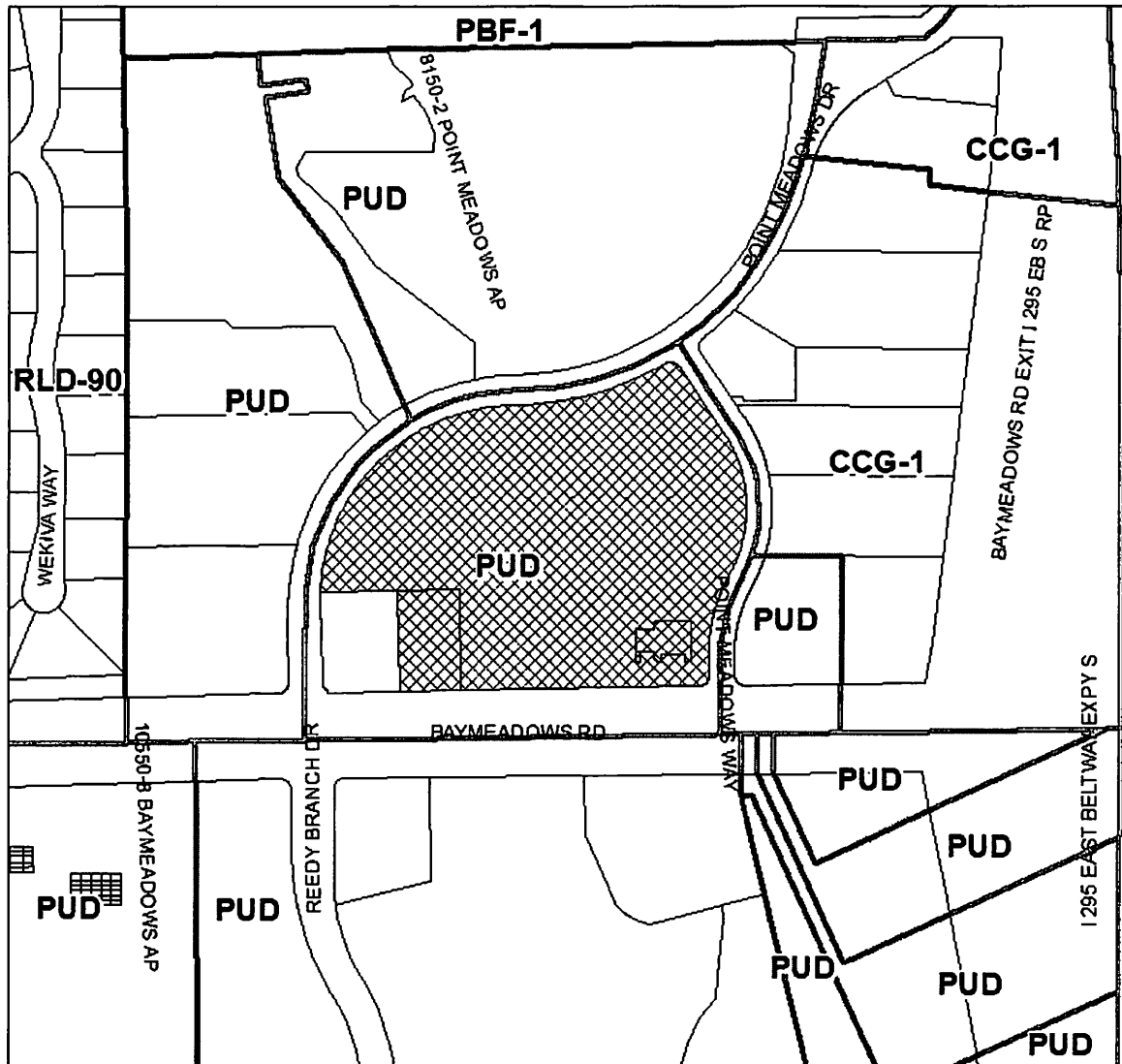
View of the VUA and the location of the proposed coffeehouse, facing south.

Figure C:



Source: Planning & Development Dept, 7/2/20

View of the neighboring Winn-Dixie to the north, facing north.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 125 250 500</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>11</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0310</p>	<p>TRACKING NUMBER</p> <p>T-2020-2792</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.
SECRETARY

June 15, 2020

Arimus T. Wells
City Planner II
Current Planning Division
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

RE: Shoppes at Point Meadows PUD

Introduction

Shoppes at Point Meadows PUD is a proposed rezoning on 13.85 acres to Planned Unit Development (PUD). The property is located on the north side of SR-152 (Baymeadows), between Point Meadows Drive and Point Meadows Way. The PUD is being sought to develop a 2,533 sq. ft. coffeehouse with a drive thru.

Accessibility

Access will be provided via the existing driveway connections to SR-152. No new connections are proposed.

Bicycle and Pedestrian Facilities

The FDOT Bicycle and Pedestrian Gap Study, dated March 2018, indicates the section of SR-152 has a bicycle LOS and a pedestrian LOS of D.

Programmed Improvements

FDOT has an ongoing capacity improvement project to add lanes and reconstruct the section of I-295 from SR-202 to SR-9B (FPID 209301-3). Construction is estimated to be completed in Spring 2021.

Trip Generation

Table 1 shows the trip generation based on the plan of development using ITE's *Trip Generation Manual, 10th Edition*.

Table 1

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Coffee/Donut Shop with Drive-Thru Window	937	2,533	1,000 Sq. Ft.	2,078	225	110

Roadway Capacity

Table 2 shows the maximum level of service and peak hour volume for SR-152 according to FDOT's *Florida State Highway System Level of Service Report*, dated September 2019.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2020 Peak Hour Volume	2020 Peak LOS
Duval	SR-152	383	SR-115 to SR-9A	D	3,580	2,611	C

The segment mentioned in Table 2 will have sufficient capacity to accommodate the trips generated from the development and FDOT does not identify any potential adverse impacts on SR-152.

If you have any questions, please do not hesitate to contact me by email: scott.clem@dot.state.fl.us or call: (904) 360-5681.

Sincerely,



Scott A. Clem, AICP
FDOT D2 Growth Management Coordinator



21 West Church Street
Jacksonville, Florida 32202-3139

June 6, 2020

MEMORANDUM

To: Planning and Development Department

From: Susan R. West, PE
JEA

Subject: PUD Zoning Application
Shoppes at Point Meadows PUD
ORD 2020-0310

PUD application for a commercial development. JEA Availability Number 2020-0714 was issued on 02/14/2020 for the proposed development for 3,280 gpd. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0310 Staff Sign-Off/Date ATW / 05/11/2020

Filing Date 06/03/2020 Number of Signs to Post 12

Hearing Dates:

1st City Council 07/28/2020 Planning Comission 07/23/2020

Land Use & Zoning 08/04/2020 2nd City Council N/A

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 2792

Application Status FILED COMPLETE

Date Started 03/09/2020

Date Submitted 03/10/2020

General Information On Applicant

Last Name SLOAN	First Name ERIC	Middle Name
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Company Name
SLEIMAN ENTERPRISES, INC

Mailing Address
1 SLEIMAN PARKWAY SUITE #100

City JACKSONVILLE	State FL	Zip Code 32216
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Phone 9047314875	Fax 9047312411	Email ESLOAN@TCICONSTRUCTION.COM
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General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name HERZBERG	First Name MICHAEL	Middle Name W
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Company/Trust Name
PROPERTY MANAGEMENT SUPPORT, INC. / POINT MEADOWS LAND TRUST

Mailing Address
1 SLEIMAN PARKWAY #270

City JACKSONVILLE	State FL	Zip Code 32216
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Phone 9047314875	Fax 	Email MHERZBERG@SLEIMAN.COM
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Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2001-149-E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	167758 0160	11	3	PUD	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 13.85

Development Number

Proposed PUD Name SHOPPES AT POINT MEADOWS II PUD

Justification For Rezoning Application

BUILD-OUT TO DATE HAS MIRRORED THE ORIGINAL PUD, PERMITTING THE DEVELOPMENT OF A GROCERY ANCHORED RETAIL CENTER WITH THREE OUT-PARCELS. THE CONTINUED DEVELOPMENT OF LANDS LYING TO THE EAST AND SOUTH HAS PROMPTED ADDITIONAL INTEREST IN THIS CENTER AND THE OWNER NOW SEEKS TO AMEND THE PUD, PERMITTING ONLY ONE ADDITIONAL OUT-PARCEL AS DEPICTED ON THE SITE PLAN, ATTACHED AS EXHIBIT E.

Location Of Property**General Location**

10915 BAYMEADOWS ROAD

House #	Street Name, Type and Direction	Zip Code
10915	BAYMEADOWS RD	32256

Between Streets

POINT MEADOWS DRIVE and POINT MEADOWS WAY

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**
13.85 Acres @ \$10.00 /acre: \$140.00
- 3) Plus Notification Costs Per Addressee**
5 Notifications @ \$7.00 /each: \$35.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,444.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

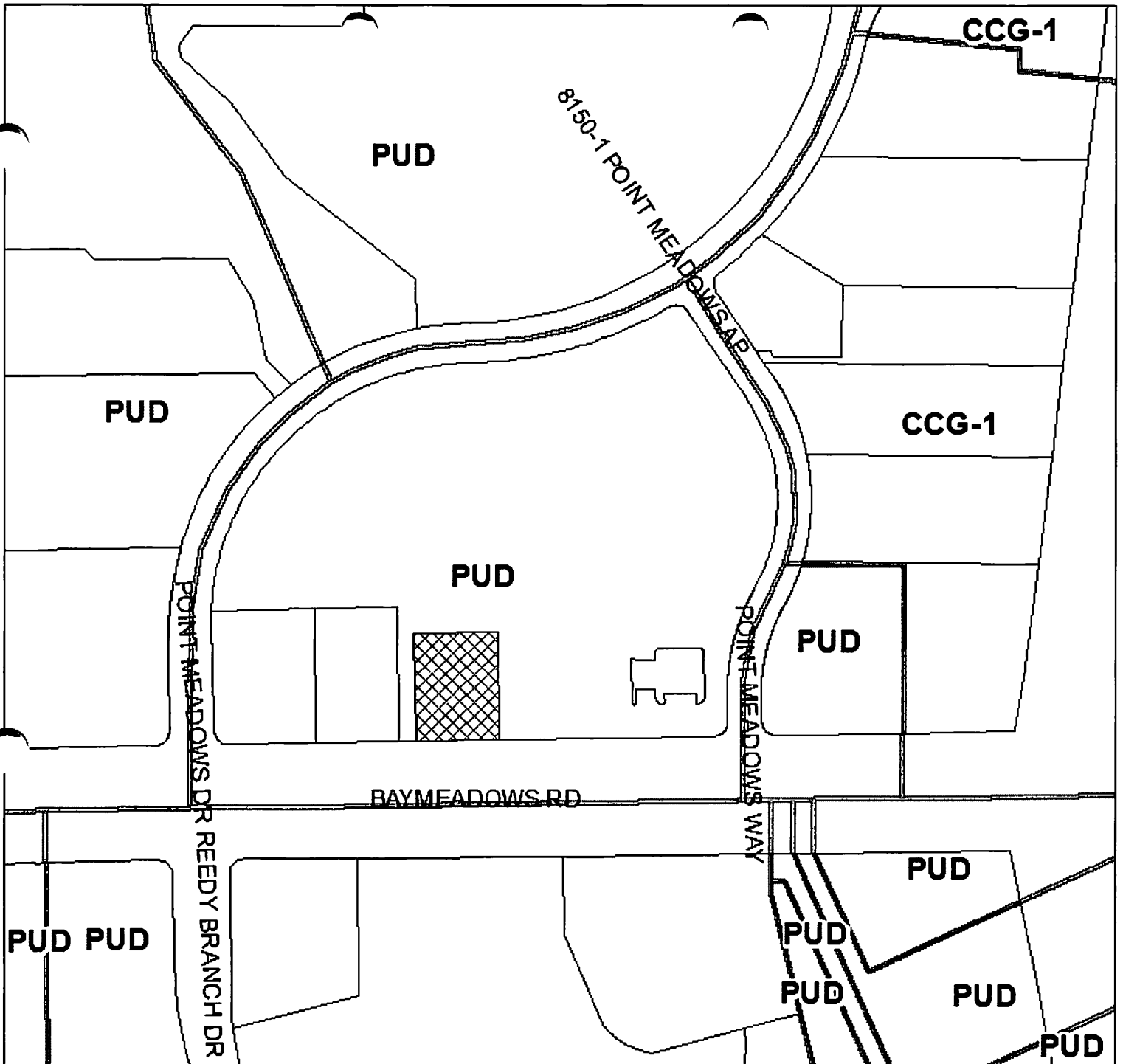
EXHIBIT 1

PARCEL 1:

A portion of Section 29, Township 3 South, Range 28 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

For point of reference, commence at the point of intersection of the Northerly right-of-way of Baymeadows Road Extension, Parcel 101, Florida Department of Transportation Section No. 72028-2504, as said right-of-way is described in Official Records Book 8040, Page 1804, Public Records of said County, with the centerline of Point Meadows Drive, a variable width right-of-way according to plat of Baymeadows Educational Campus recorded in Plat Book 53, Pages 15, 15A-15D, of the current Public Records of said County, and run North 89°02'03" East, along said Northerly right-of-way line, a distance of 50.96 feet to the Southeasterly corner of said Point Meadows Drive, said point being the Southwesterly corner of those lands described in Official Records Volume 10336, Page 1552, said public records; thence continue North 89°02'03" East, along said Northerly right-of-way line and along the Southerly boundary of said lands, a distance of 169.04 feet to the Southeasterly corner thereof and the Point of Beginning.

From the Point of Beginning thus described, continue North 89°02'03" East, along said Northerly right-of-way line, a distance of 698.87 feet to a point of curvature lying in the Westerly right-of-way line of Point Meadows Way, a 60 foot right-of-way, according to plat of Point Meadows Way, recorded in Plat Book 54, Pages 34 and 34A, said current public records; thence departing said Northerly right-of-way line, run Northerly, along said Westerly right-of-way line the following courses: First course, Northeasterly, along the arc of a curve, concave Northwesterly and having a radius of 25.00 feet, an arc distance of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 44°02'03" East, 35.36 feet; Second course, North 00°57'57" West, a distance of 44.86 feet to a point of curvature; Third Course, Northeasterly, along the arc of a curve, concave Southeasterly and having a radius of 380.00 feet, an arc distance of 198.97 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 14°02'03" East, 196.70 feet; Fourth Course; Northeasterly, along the arc of a curve, concave Northwesterly and having a radius of 320.63 feet, an arc distance of 353.62 feet the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 02°33'41" West, 335.97 feet; Fifth Course, North 34°09'25" West, a distance of 182.04 feet to a point of curvature; Sixth Course, Northwesterly, along the arc of a curve, concave Southwesterly and having a radius of 25.00 feet, an arc distance of 37.44 feet to a point on a curve in the Southerly right-of-way line of aforementioned Point Meadows Drive, said arc being subtended by a chord bearing and distance of North 77°03'42" West, 34.04 feet; run thence Southwesterly and Southeasterly, along said right-of-way line of Point Meadows Drive, the following courses: First Course, Southwesterly, along the arc of a curve, concave Northwesterly and having a radius of 727.60 feet, an arc distance of 368.26 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 74°32'01" West, 364.34 feet; Second Course, Southwesterly, along the arc of a curve, concave Southeasterly and having a radius of 465.00 feet, an arc distance of 637.41 feet to a point of non-tangent curve, said arc being subtended by a chord bearing and distance of South 49°45'49" West, 588.66 feet; Third Course, Southwesterly, along the arc of a curve, concave Southeasterly and having a radius of 587.12 feet, an arc distance of 56.09 feet to a point on said curve, said point being the Northwesterly corner of aforementioned lands described in Official Records Volume 10336, Page 1552, said arc being subtended by a chord bearing and distance of South 04°58'57" West, 56.07 feet; thence departing said Southerly right-of-way line, run North 89°02'03" East, along the Northerly boundary of said lands, a distance of 181.54 feet to the Northeasterly corner thereof; run thence South 00°57'57" East, along the Easterly boundary of said lands, a distance of 236.61 feet to the Point of Beginning.

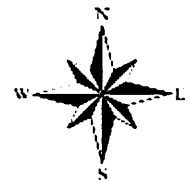
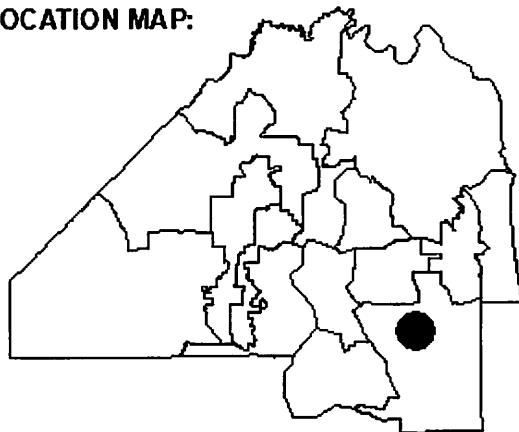


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



0 95 190 380



Feet

COUNCIL DISTRICT:

11

TRACKING NUMBER

T-2020-2792

**EXHIBIT 2
PAGE 1 OF 1**

WRITTEN DESCRIPTION
Shoppes at Point Meadows II PUD
July 9, 2020
Exhibit D

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit A, RE#'s (167758-0160, 167758-0170, and 167758-0180) (the "Property"), which contains approximately 12.87 acres, is currently zoned PUD (Ord. 2001-149-E) and designated CGC and was originally intended for commercial purposes. Buildout to date has mirrored the original PUD, permitting the development of a grocery anchored retail center with three outparcels. The continued development of lands lying to the east and south has prompted additional interest in this center and the owner now seeks to amend the PUD, permitting only one additional outparcel as depicted on the Site Plan, attached as Exhibit E.

The Property is located along the north side of Baymeadows Road, lying just west of the Interstate 295 Interchange. The property is bounded by numerous retail and restaurant pads to the east and west, and apartments to the north.

The applicant has not utilized any design professionals for the preparation of this application. The parcel is nearly completely developed with a grocery anchored strip and three supporting out parcels containing two banks and a fast food restaurant. The previous owner and original developer also located a day care in the northeast portion of the property, on what was designated Parcel D, of the original PUD. The balance of the site includes parking, service and landscape areas. There are no unique characteristics, variation of elevations or natural features on the property.

The revised PUD will not amend the list of Permitted Uses, or lot requirements. The revised written narrative contained herein will only address the new outparcel, its landscaping and signage requirements as well as update the Site Plan. It is worth noting that the original PUD permitted a parking ratio of 6 spaces per 1,000 square feet of retail development, or more than twice the code required minimum. The addition of a new outparcel will reduce the parking to approximately 5.5 per 1000 square feet, being greater than the minimum required for such a development. The site is an infill location, being surrounded by densely developed residential activity to the north and single-family communities to the south and west.

The Property is to be operated and used in accordance with the terms and limitations of the original PUD ordinance and its supporting exhibits, with the sole exception of specific details outlined in this written narrative and the revised Site Plan (Exhibit E), dated 12/ 09/2019. It is the intent of the developer to commence design as soon as possible after zoning approval. Similarly, construction would also be intended to commence immediately upon approval of the zoning and engineering 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. DEVELOPMENT STANDARDS

A. Signs.

1. The new outparcel, shall be permitted One (1) Monument sign not to exceed fifty square feet & 15 feet in height, consistent with the existing PUD.
2. A structure or building erected on this new outparcel shall be afforded other signage, including wall signage as per the Zoning Code, Section 656.1303(c)(3)(ii-iv).

Illumination: Internal or indirect lighting, will be permitted as appropriate.

B. *Site Design and Landscaping.*

1. It is the intent that the site will comply with the provisions of Part 12, Zoning Code. However, as the intent of the PUD is to promote the capture of area residents, providing additional services at an existing commercial node, some revisions to the specific landscape standards may be needed to accommodate this additional outparcel. However, it being the intent that reallocation of landscaping be provided in lieu of elimination. In any event such revisions shall be approved only after review by the Planning and Development Department

2. *General:*

The subject property is to be utilized as a commercial retail and service development, subject to the provisions of the original PUD (Ord. 2001-149) or, as applicable, this amended written narrative and its corresponding Site Plan, Exhibit "E", dated 12/9/2019.

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 addition and infill of an underutilized commercial property for a variety of uses that will provide convenience to the area residents, while promoting the viability of the commercial node located at Baymeadows Road and Interstate 295. 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. Objective 2.10
2. Goal 3
3. Objective 3.1
4. Objective 3.2
5. Policy 3.2.2
6. Policy 3.2.4
7. Policy 3.2.14
8. Policy 4.1.2

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

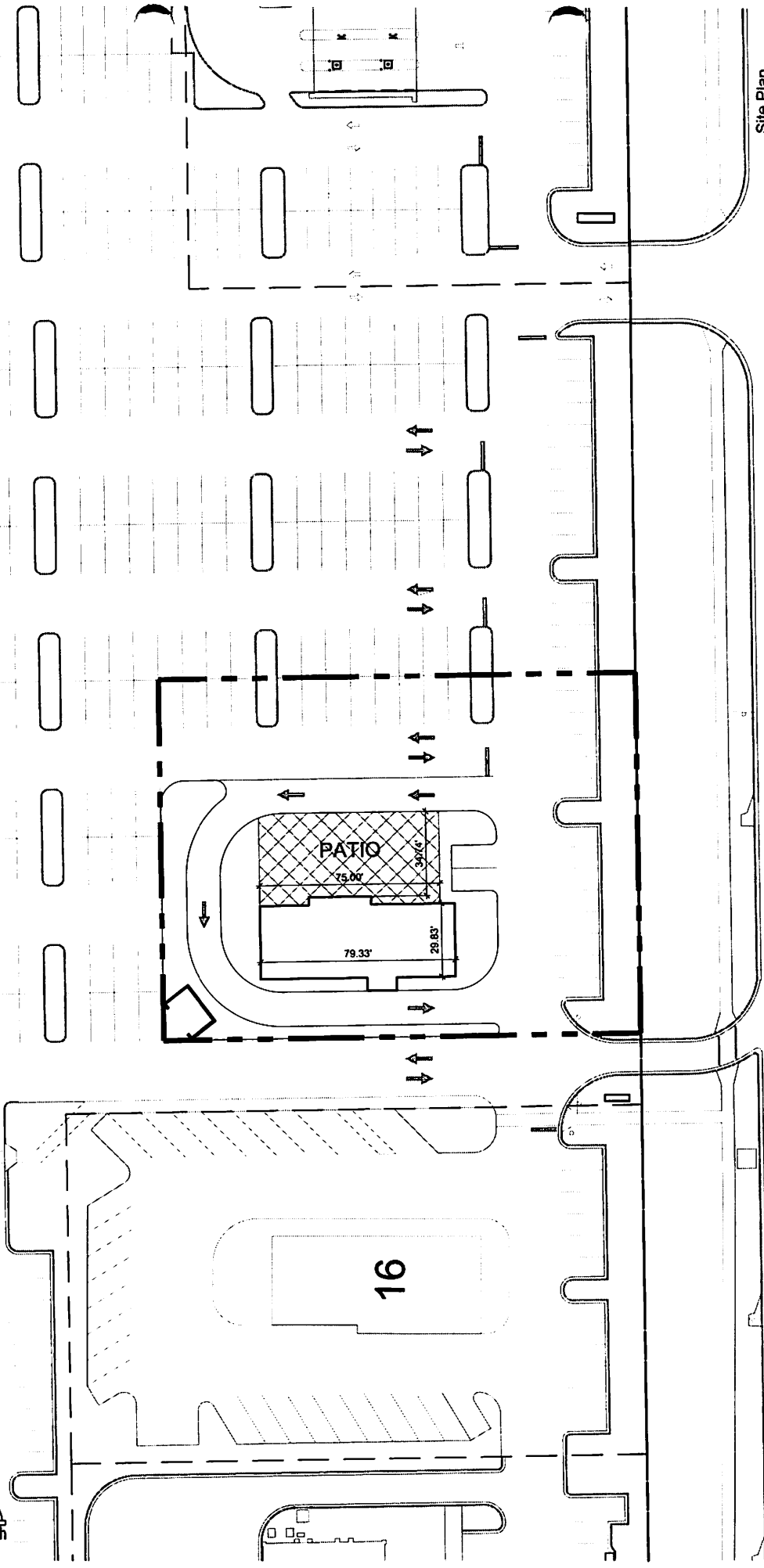
- A. *Consistency with Comprehensive Plan.* The Property is designated CGC pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (intensity) proposed in the PUD would be consistent with this designation.

- 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 the entryway to the center along Baymeadows Road. No new access points are being proposed.
- C. *External Compatibility/Intensity of Development.* The intent of the development is to permit an additional development pad, which would offer convenience and reduce VMT for the residents in the immediate vicinity.
- D. 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.
- E. *Recreation/Open Space.* The revised PUD does not include any recreation or open space areas.
- F. *Impact on Wetlands.* None.
- I. *Listed Species Regulations.* Not Applicable.
- J. *Off-Street Parking & Loading Requirements.* The parking areas shall be developed as required in Part 6. It being the intent that the areas and locations depicted on the attached plan are sufficient to meet any or all of the required parking and landscape provisions. The existing PUD offered parking at a ratio of six spaces per one-thousand square feet of use. With the addition of this outparcel, the parking continues to exceed minimum parking as per the Zoning Code.
- K. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- L. *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 off-site location.

- M. *Utilities.* Electric power, water and sewer services are currently furnished to the Property by the Jacksonville Electric Authority.

P O I N T M E A D O W S
10915 BAYMEADOWS ROAD, JACKSONVILLE, FLORIDA 32256



Site Plan
January 24, 2020
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