

# Baymeadows East Commercial/Office Park PUD

August 20, 2021

## I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 167746-0945 and 167746-0940
- B. Current Land Use Designation: RPI and CGC
- C. Current Zoning District: PUD
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: CGC

## II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Ozark Investment Group, LLC (the “Applicant”) proposes to rezone approximately 3.45 acres of property located between Baymeadows Road East and Ozark Drive, and between Muir Woods Avenue and Lake Mead Avenue from Planned Unit Development, approved under Ordinance 2012-194-E (the “Existing PUD”), to Planned Unit Development (this “PUD”). The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). This PUD zoning district is being sought to allow for personal property storage uses on the Property, in addition to existing permitted uses, as more particularly set forth in Section IV below. Except for adding the personal property storage uses as a permitted use, this PUD does not change the Existing PUD. This PUD shall be developed in accordance with this PUD Written Description and the PUD Site Plan, which is **Exhibit “4”** to this ordinance.

The Property was previously rezoned to the Existing PUD from a prior PUD approved by Ordinance 2001-519-E, to modify certain signage criteria. The existing PUD allows for development of commercial and office uses on the Property. The addition of personal property storage as a permitted use on the Property is compatible with and supportive of such uses.

The Property is designated as Residential/Professional/Institutional (RPI) and Community/General Commercial (CGC) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the RPI portion of the Property as CGC. Personal property storage uses are permitted in the CGC land use category, so the proposed use is consistent with the land use designation and the 2030 Comprehensive Plan.

### III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, RPI	PUD	Retail Shopping Center
East	RPI	PUD	Professional Offices
North	CGC	PUD	Vacant
West	CGC	PUD	Mayo Clinic Primary Care

### IV. PERMITTED USES

A. **Permitted Uses and Structures:** The permitted uses and structures are commercial and office type uses meeting the following criteria:

1. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist, or gift shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts including rebuilt parts) and accessories, plant nurseries, lumber and building supplies and similar products and uses;
2. Service establishments such as barber or beauty shops, shoe repair shops, restaurants (including drive-thru, drive-in and the outside sale and service of food meeting the performance standards and development criteria of Part 4 of the Zoning Code), interior decorators, reducing salons, fitness centers or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, veterinarians (with boarding only in conjunction with veterinarian services, no outside boarding permitted), carpenter or cabinet shops, home equipment rentals, radio and television broadcasting offices and studios, funeral homes, blueprinting, job printing, newspaper, radio and television repair shops, travel agencies, employment offices, home equipment rental and similar uses;
3. Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions;
4. All types of professional and business offices, newspaper offices (but not printing), employment offices;
5. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, theaters (including motion picture theaters but not open-air theaters), and similar uses (but not dance halls);

6. Art galleries, museums, community centers, dance, art or music studios, vocational, trade or business schools and similar uses;
7. Nursing homes and group care homes;
8. Express or parcel delivery offices (but not freight or truck terminals) and similar uses;
9. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code;
10. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code;
11. Hospital, sanitariums, hospice facilities and similar uses;
12. An establishment or facility which includes the retail sale and service of food and all alcoholic beverages including liquor, beer or wine for on-premises consumption, including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code;
13. An establishment or facility which includes the retail sale and service of all alcoholic beverages, including liquor, beer or wine for off-premises consumption meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code;
14. Hotels and motels;
15. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses;
16. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code;
17. Service stations, car wash and related convenience stores meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code;
18. Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity);
19. Veterinarians subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code;
20. Churches, including a rectory or similar use;
21. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code;
22. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code;

23. Medical and dental or chiropractor offices and clinics;
24. Silviculture operations; and
25. Personal property storage establishments meeting the performance standards and development criteria set forth in Section IV.F below.

**B. Minimum lot requirements (width and area):** None, except as otherwise required for certain uses.

**C. Minimum Yard Requirements:** From Baymeadows Road extension – 20 feet; From Lake Mead Ave, Ozark Drive and Muir Woods Ave. – None, except as otherwise required for certain uses, if the building on the adjacent lot is built to the property line or if the adjacent lot is vacant. Unless no space is left between buildings on adjacent lots, a space of not less than 6 feet shall be provided between buildings.

**D. Maximum Height:** 60 feet; provided, however, that height may be unlimited where the building is set back on all sides not less than one horizontal foot for each six vertical feet in excess of 60 feet.

**E. Maximum Lot Coverage:** None

**F. Additional Performance Standards:** Additional performance standards for personal property storage establishments shall be as follows: (a) Personal property storage establishments will be allowed on minimum lot size of not less than 1.5 acres; (b) the minimum front yard shall be 10 feet; (c) the minimum parking spaces required are .24 per 1000 square feet; and (d) perimeter landscaping adjacent to streets: all vehicular use areas (VUAs) which are not entirely screened by an intervening building from any abutting dedicated public street, to the extent such areas are not so screened, shall contain the following: (i) a landscaped area of not less than 10 square feet for each linear foot of vehicular use area (VUA) street frontage; (ii) no less than one tree, of four-inch caliper or greater, located within 25 feet of the street right-of-way, for each 25 linear feet, or fraction thereof, of VUA street frontage. Otherwise, a personal property storage use is subject to the remaining conditions of 656.401(q).

## **V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access:** Access will be provided as shown on the Site Plan. All access points and interior circulation shall be subject to the review and approval of the City Traffic Engineer.

### **B. Sidewalks, Trails, and Bikeways**

Sidewalks, trails and bikeways will be provided to the extent required by the Zoning Code and Comprehensive Plan.

### **C. Recreational/Open Space**

Not applicable.

**D. Architectural Design**

Buildings, structures and signage shall be constructed and painted with materials which are aesthetically compatible. Cellular towers, communication antennas and communication towers as described in Part 15 of the Zoning Code are prohibited within the PUD. Satellite dishes and other antennas which could be used for the reception of television and other similar broadcasts are prohibited unless such satellite dish or antenna is located either on the roof top or on a side of a building which is not adjacent to a public right of way. The satellite dish or antenna must be screened from view from adjacent property. Satellite dishes or antenna located on the side of a building must be screened from any roadways by landscaping and opaque fencing which is aesthetically compatible with the other structures located, or to be located, on the Property. Further, dumpsters, propane tanks and similar appurtenances shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located, or to be located, on the Property, such that the dumpster, propane tank, and similar appurtenances are screened from view from surrounding roadways and adjacent property.

**E. Landscaping**

The landscaping will be provided in accordance with Part 12 of the Zoning Code, except that the requirements of Part 12 regarding vehicular use area landscaping and perimeter landscaping shall be required for the Property as a whole and not on the basis of the Property as subdivided, if applicable.

**F. Signage**

Because there will be multiple users on the Property, the developer may choose to construct: (i) one monument sign not to exceed 200 square feet & 35 feet in height and/or (ii) one monument sign per outparcel use (i.e. individual parcel or use within the Property) not to exceed 50 square feet & 15 feet in height. Wall signs are permitted. Wall signs shall not exceed 10 percent of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street. One under canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs. For purposes of clarification, the term “occupancy” or “occupancy frontage” shall be deemed to refer to each individual office, business, storefront or enterprise in a multi-tenant building, such that each occupant may have its own wall sign and/or under canopy sign. Directional signs, real estate signs and construction signs are permitted. Signs may be internally or externally illuminated

**G. Modifications**

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

**H. Parking and Loading Requirements for Vehicles and Bicycles**

Parking will be provided in accordance with Part 6 of the Zoning Code, except with respect to personal property storage establishments, as set forth above.

**I. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**J. Utilities**

The Property is served by JEA.

**K. Conceptual Site Plan**

The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

**VI. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on June 1, 2021.

**VII. JUSTIFICATION FOR THE PUD REZONING**

This PUD allows for personal property storage uses on the Property, which is consistent with the Property's land use categories and the surrounding property. Such uses on the Property will provide a service to the surrounding communities.

**VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE**

The existing zoning district/Zoning Code applicable to the Property is the Existing PUD. This PUD only differs from the Existing PUD by adding the personal property storage uses described above and by providing for a maximum lot coverage consistent with the CCG-1 zoning district. The PUD also differs from the Existing PUD and the Zoning Code by modifying the Part 4 Criteria for personal property storage uses, to account for site constraints and to allow for development consistent with the Applicant's extensive experience in developing such facilities.

**IX. PERMISSIBLE USES BY EXCEPTION**

None.

**X. NAMES OF DEVELOPMENT TEAM**

Developer/Owner: Ozark Investment Group, LLC

Planner/Engineer: TBD

Architect: TBD

## **XI. LAND USE TABLE**

A Land Use Table is attached hereto as **Exhibit “F.”**

## **XII. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the CGC land use category. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

FLUE Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

FLUE Policy 1.1.9: Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE 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.

FLUE Policy 1.1.18. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Objective 6.3. The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill 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.

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency Management System and the TMA.

**C. Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**D. External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

**E. Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by the owner/operator.

**F. Usable Open spaces, Plazas, Recreation Areas:** Not applicable.

**G. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**H. Parking Including Loading and Unloading Areas:** See above.

**I. Sidewalks, Trails, and Bikeways:** See above.