

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-0306 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 **2020-0306** to Planned Unit Development.

Location: 0 Point Meadows Road
Between Baymeadows Road and Twin Lakes Middle
AC

Real Estate Number: 167746-0104

Current Zoning District: Planned Unit Development (PUD) 2006-0280 & 2011-
0755

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: Southeast, District 3

Applicant/Agent: David Touring
The Touring Company, Inc.
4206 Tradewinds Drive
Jacksonville, FL 32250

Owner: Edmundo Gonzalez
Der Investments, LLC
13553 Atlantic Blvd, Suite 201
Jacksonville, FL 32225

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2020-0306** seeks to rezone approximately 9.81± acres of land from Planned Unit Development (PUD) to Planned Unit Development (PUD). The rezoning is being sought to allow for a commercial development with a maximum of 15,300 square feet of retail, commercial, and/or office space. Additionally all uses allowed by right in the City of

Jacksonville Zoning Code Section 656.311 for zoning districts CO – Commercial Office, CRO – Commercial, Residential and Office, and RO – Residential Office, will be allowed by right.

The current PUD, 2006-0280 Point Meadows West, allows commercial retail and service uses and office uses to serve the surrounding area and neighborhoods. This PUD development stops at property located at 8100 Point Meadows Road RE: 167746-0102 and does not exceed into the subject property, located to the north and east. Additionally, PUD 2011-0755 Point Meadows Town Center/Village, is located to the East of the Subject property. This PUD allows for the development of multi-family apartment living with a maximum of 300 units, known as The Hawthorne Apartments.

PUD Ord. 2006-0280-E was approved with no conditions.

PUD Ord. 2011-0755-E was approved with the following conditions:

- (a) The development shall be developed in accordance with the Development Services Division Memorandum dated December 16, 2011; or as otherwise approved by the Planning and Development Department. With respect to comment number 2, unless otherwise determined by the Planning and Development Department, a traffic signal warrant study, paid for the developer and based on the MUTCD warrants, is to be performed for the proposed Point Meadows Drive and Point Meadows Way Intersection. If a traffic signal is required at this location the developer will pay for the design and construction of the traffic signal.**
- (b) Multi-family residential development shall be consistent with the minimum lot, maximum lot coverage and minimum yard and maximum height requirements of the RMD-D zoning district.**

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

Both conditions are specific to the multi-family development for property located at 8150 Point Meadows Drive and therefore, staff does not recommend forwarding the existing conditions to the new Planned Unit Development.

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 Residential Professional Institutional (RPI) 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 request is for a revised Point Meadows Phase II PUD to permit in-fill retail, commercial and office development. The RPI land use category in the suburban development area requires single-use developments to be limited to residential or office. The proposed uses are consistent with the CO, CRO and RO Zoning Districts which are primary districts in the RPI land use and provide for limitations on commercial uses consistent with the RPI land use. The modification to this PUD is only a small portion of the much larger Point Meadows PUD which has been developed for the northern quad of the intersection of I-295 and Baymeadows Road. Under several PUD modifications, there has been mixed use development throughout the 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 Suburban Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

Goal 3

To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

The subject property is located along Point Meadows Road and if approved would allow a vacant underutilized piece of property to be developed a maximum of 15,300 square feet of retail, commercial, and/or office space. The proposed development will protect and preserve

the character of the surrounding neighborhood therefore being in compliance with Goal 3.

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 subject property is currently a vacant piece of land in a developed commercial area that has yet to be utilized and approval of this Rezoning would allow the developers to develop the property with uses that are similar in nature to the existing neighboring properties. Therefore Policy 3.2.2 would be accomplished by encouraging new development on vacant land within an area already thriving as a commercial area.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element**Policy 1.2.6**

The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Flood Zone

The property did contain a flood zone area. PUD 1998-1029 identified and developed this parcel with an FDOT storm water pond. The flood zone area was mitigated and permitted by the SJRWMD. As this PUD will modify the existing ponds, a SJWMD permit will be required.

(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): Residential Professional Institutional (RPI).

(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. Therefore, the applicant/agent/owner will need to apply for Concurrency/Mobility for this proposed project prior to permitting/plan submittal with the City of Jacksonville.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcel for a maximum of 15,300 square feet of retail, commercial, and/or office space. 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 use of existing and proposed landscaping: Landscaping will meet or exceed the requirements set forth in Part 12 of the City of Jacksonville Zoning Code. There shall be a 10-foot buffer along the frontage of Point Meadows Drive but the property will not be required to provide buffers along the shared properties lines with surrounding neighbors. There is an existing drainage ditch to the east of the property that will act as a buffer between the commercial development and the existing residential development to the east.

The treatment of pedestrian ways: The property will meet the goals and objections of the 2030 Comprehensive Plan pertaining to the pedestrian circulation. There will be pedestrian access for ingress and egress from Point Meadows Drive as approved by the City of Jacksonville Planning and Development Department. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, vehicular access for commercial uses shall be along Point Meadows Drive with connectivity to the adjacent commercial property located at 8100 Point Meadows Drive.

Point Meadows Drive, from Baymeadows Road (State Route 1 52) to Gate Parkway, is the directly accessed functionally classified roadway in the vicinity. Point Meadows Drive is a 2 lane undivided minor arterial in this vicinity and is currently operating at 51 77 % of capacity. This Point Meadows Drive segment has a maximum daily capacity of 16,878 vpd and a 2018 daily traffic volume of 8,738 vpd.

This development is for 15,300 SQ FT of ITE Code 7 1 0 General Office which would generate 149 vpd.

This development is subject to mobility fee review.

The use and variety of building sizes and architectural styles: The development of the site will conform to the "best practices" as established in the Northside Vision Plan. In addition, all buildings will be of either brick or stucco with decorative tile, stone, or metal elements. Building roof design will be either gable, hip, or flat. However, if a flat roof design is used, the front of the building must have a parapet wall with roofing offsets to add architectural character.

Lighting adjacent to a residential use or zoning district shall be designed and installed so as to be directed downward and reflect back to the subject property to prevent light trespass into surrounding property. In addition, light fixtures on canopies shall be mounted perpendicular to the ground and recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy.

(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 development is located along Point Meadows Drive and is surrounded by commercial uses. To the south of the property consist of commercial shopping center with tenants including restaurants, grocery stores and retail shopping located in a Planned Unit Development zoning district. To the East of the property is a multi-family dwelling development located in a Planned Unit Development. Property to the West consist of commercial shopping centers with similar uses to the surrounding 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	PBF	PBF-1	Public School
South	CGC	PUD 2001-0149	Shopping Center
East	RPI	PUD 2011-0755	Multi-Family Dwelling
West	RPI	PUD 2006-0280	Shopping Center

(6) Intensity of Development

The proposed development is consistent with the RPI 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 July 3, 2020, JEA Availability Number 2020-0863 was issued on 03/05/2020 for the proposed development for 2,250 gpd. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The property is located in the northwest quadrant of the SR-152 (Baymeadows Road) and I-295 interchange, on north side of Point Meadows Drive. Access to the site will be provided via Point Meadows Drive with a cross access to the property to the west. There is no direct access to a State facility.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space as applicable in accordance with Recreation and Open Space Policy 2.2.1. As demonstrated in the Land-Use Table provided in the application the project will have 8.31 acres (16%) of passive open space.

(8) Impact on wetlands

The northeast area of this property contains wetlands. The site plan for PUD 2011-0755 identified this area as conservation and a SRWMD conservation easement was recorded although the land use category did not change.

(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 site will meet the parking and loading requirements as defined in the Jacksonville Zoning Code Part 6, sub part 656.604 and 656.605.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **July 2, 2020** by the Planning and Development Department, the Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-0306** be **APPROVED** with the following exhibits:

The original legal description dated March 20, 2020.

The original written description dated January 31, 2020.

The original site plan dated January 30, 2020.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-0306** be **APPROVED**.



Aerial View

Source: JaxGIS



View of the Subject Property

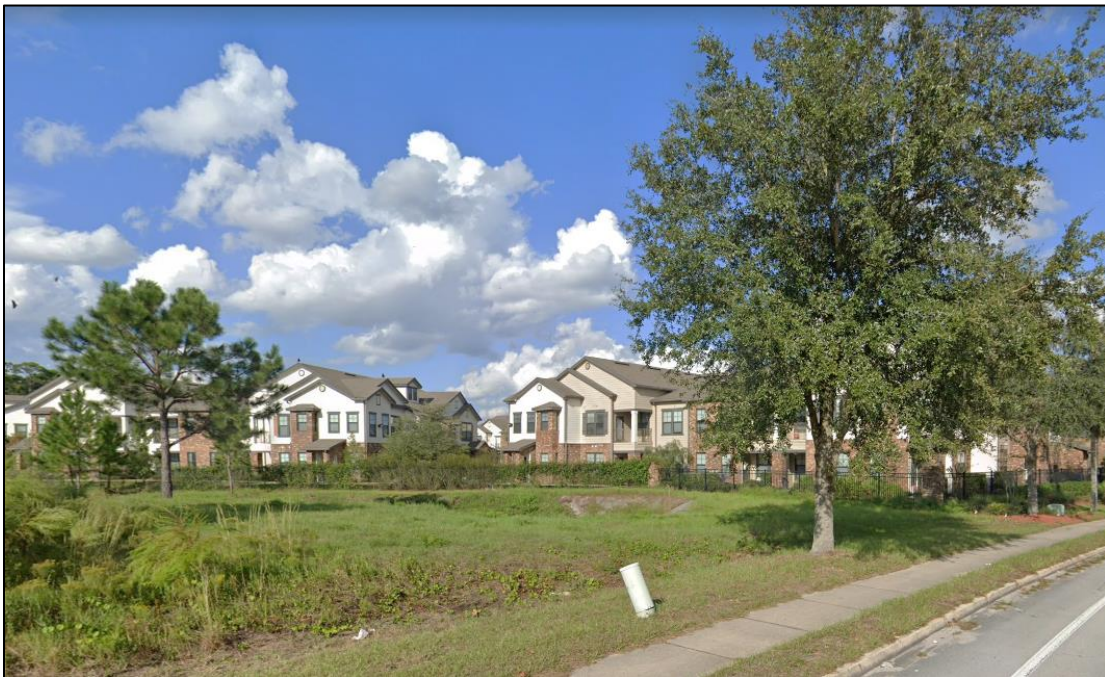
Source: GoogleMaps
Date: July 2, 2020



View of Property to the West PUD: 2006-0280

Source: Planning & Development Dept.

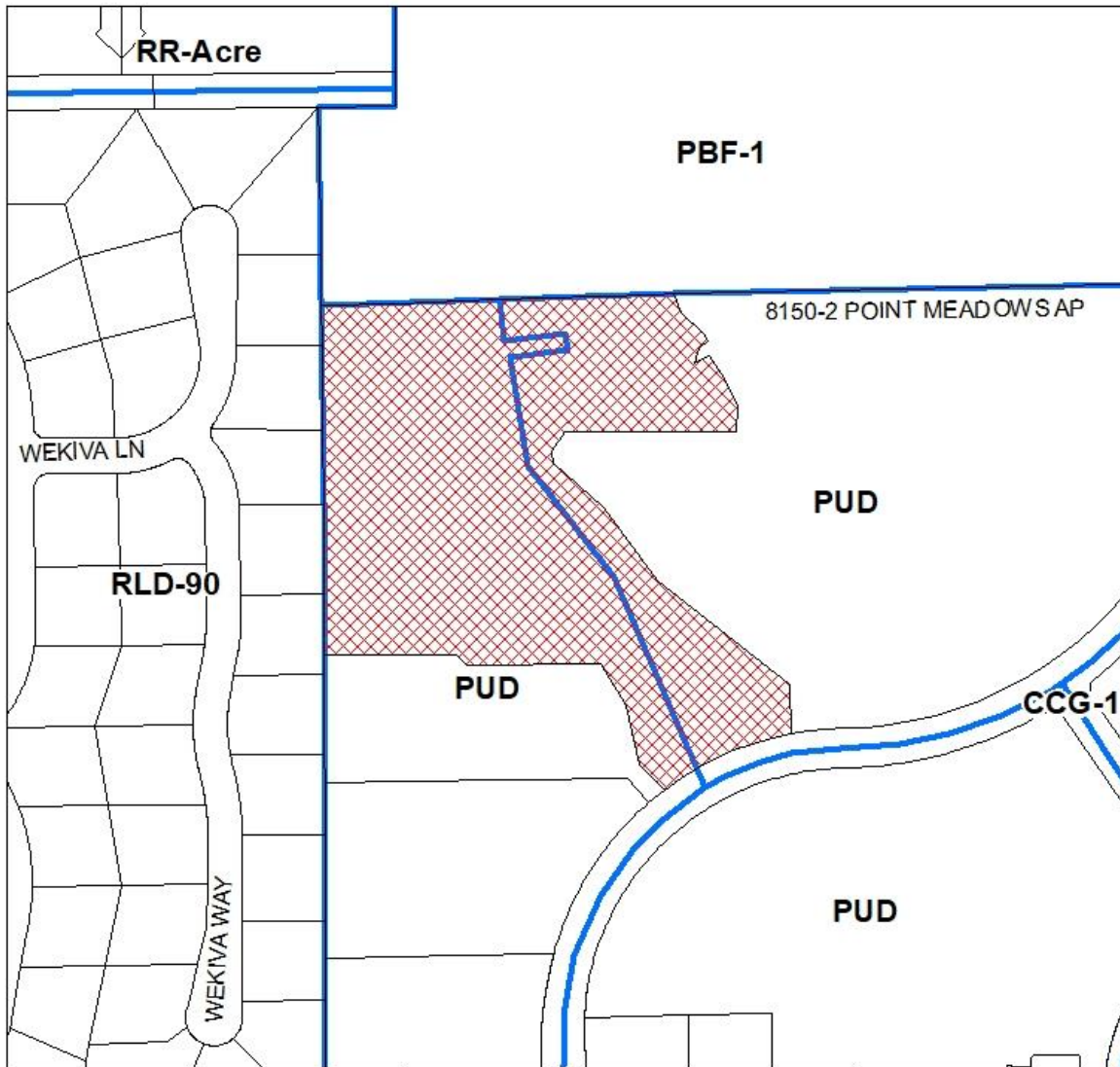
Date: July 2, 2020



View of property to the East PUD: 2011-0755

Source: Planning & Development Dept.

Date: July 2, 2020

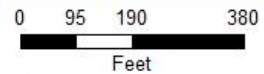
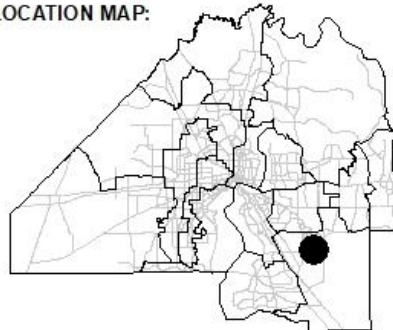


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

11

TRACKING NUMBER

T-2020-2743

EXHIBIT 2
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