

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

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

May 5, 2021

The Honorable Tommy Hazouri, President  
The Honorable Michael Boylan, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2021-197**                      **Application for: Southpoint Village PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated February 26, 2021.
2. The original written description dated March 17, 2021.
3. The original site plan dated June 20, 2002.

Recommended Planning Commission Conditions to the Ordinance:

**Planning Commission conditions:**

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

**Planning Department conditions:**

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

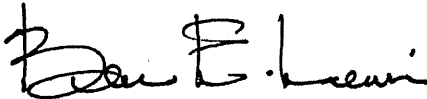
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR****APPLICATION FOR REZONING ORDINANCE 2021-197 TO****PLANNED UNIT DEVELOPMENT****MAY 6, 2021**

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 2021-197 to Planned Unit Development.

***Location:*** 4100 Belfort Road between Belfort Oaks Place and Southpoint Drive East

***Real Estate Number(s):*** 152866-1400, 152866-1200

***Current Zoning District(s):*** Planned Unit Development (PUD 1995-143)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Business Park (BP)

***Planning District:*** Southeast, District 3

***Applicant/Agent:*** Cyndy Trimmer, Esq.  
DMH&D, PLLC  
1 Independent Drive, Suite 1200  
Jacksonville, Florida 32202

***Owner:*** Southpoint Village, LLC  
SPV-II, LLC  
10175 Fortune Parkway, Suite 1005  
Jacksonville, Florida 32256

***Staff Recommendation:*** **APPROVE WITH CONDITION**

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-197 seeks to rezone approximately 2.2 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow as a permitted use, restaurants and delicatessens with drive through facilities. Banks, day cares, retail sales and services, pharmacies, professional and medical offices are also permitted.

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

### **CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

***(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Business Park (BP) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The BP land use in the Urban Development Area is intended to provide compact medium to high intensity office development. Development which includes medium to high density residential uses is preferred for sites located outside of areas identified as an Industrial Sanctuary. Commercial retail sales and service establishments and residential uses shall only be permitted as part of mixed use development. The proposed PUD is to add a drive through for a restaurant. There are no other change to the approved uses. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. 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:**

**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.

**Objective 3.2** Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

**Policy 3.2.1** The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

**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.

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

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Business Park (BP). The Planning and Development Department finds that the proposed PUD is in/consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for retail commercial uses including a restaurant with drive through. 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- Traffic and pedestrian circulation patterns: The parcel has access on Southpoint Drive East and Belfort Road which provides alternative routes to and from the site. The vehicular use area includes two lanes on each end of the building that could be adapted for drive-throughs.
- The use and variety of building groupings: There is a single building on the site.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The existing vehicular use area contains the required landscaping.
- Compatible relationship between land uses in a mixed use project: The proposed uses are typically found in the CCG-1 Zoning District and are not expected to generate any adverse impacts.

**(5) External Compatibility**

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: The area is a mix of business offices, medical offices, clinics and a hospital. The PUD will provide supporting commercial uses for the businesses and employees that work in the area.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	BP	PUD (95-143)	Medical offices
South	PBF	PBF-2	St. Vincent's Hospital
East	BP	PUD (95-143)	Offices, restaurants
West	BP	PUD (07-27)	Filling station/convenience store

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The subject property is located in an area identified on the Industrial Preservation Map (Map L-23) as "Industrial Sanctuary." Industrial uses are crucial to the long term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable

objectives and policies. The “Industrial Sanctuary Zone” is defined as a distinct geographical area predominately consisting of industrial uses and zoning districts and strategically located for future expansion and economic development. The site is 1.2 acres in size, which is insufficient for many industrial uses.

***(6) Intensity of Development***

The proposed development is consistent with the Business Park (BP) functional land use category for offices, supporting commercial and financial institutions. The PUD is appropriate at this location because it offers supporting commercial uses for the medical offices, clinics and hospital in the immediate area.

- The availability and location of utility services and public facilities and services: JEA will provide all utilities.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The Traffic Engineer has the following comment. The Department recommends this be included as a condition.  
“At no time will the queue at the proposed drive through extend out to block the entrance of the site, thus blocking the traffic on Belfort Road. A queuing analysis shall be required at the time of the civil site plan review.”

***(7) Usable open spaces plazas, recreation areas.***

The project will be developed with the required amount of open space. A recreation area is not required.

***(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. A majority of the site is developed with impervious surfaces.

***(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 be developed in accordance with Part 6 of the Zoning Code.

***(11) Sidewalks, trails, and bikeways***

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

### SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on May 6, 2021, the required 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 **2021-197** be **APPROVED with the following exhibits:**

1. The original legal description dated February 26, 2021.
2. The original written description dated March 17, 2021.
3. The original site plan dated June 20, 2002.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-197** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

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





View of retail center



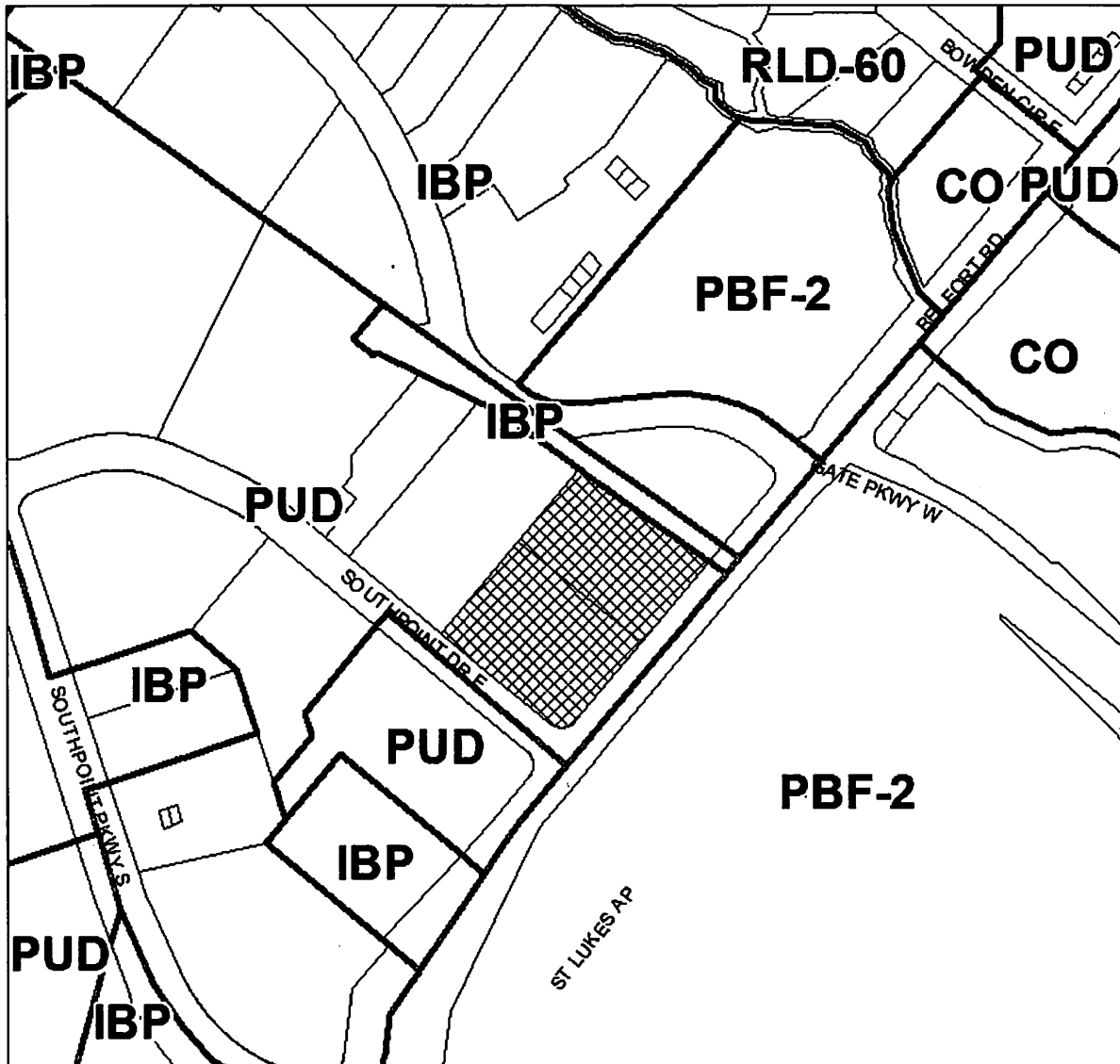
Existing drive through lane on one side of building



Existing drive through lane on opposite side of building



Gate station across street



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> PUD</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p>	<p><b>COUNCIL DISTRICT:</b> 4</p>
<p><b>ORDINANCE NUMBER</b> ORD-2021-0197</p>	<p><b>TRACKING NUMBER</b> T-2021-3404</p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

**Application For Rezoning To PUD****Planning and Development Department Info**

**Ordinance #** 2021-0197 **Staff Sign-Off/Date** BEL / 03/17/2021  
**Filing Date** 04/07/2021 **Number of Signs to Post** 3  
**Hearing Dates:**  
**1st City Council** 05/11/2021 **Planning Commission** 05/06/2021  
**Land Use & Zoning** 05/18/2021 **2nd City Council** N/A  
**Neighborhood Association** WYNGATE FOREST HOA  
**Neighborhood Action Plan/Corridor Study** NONE

**Application Info**

**Tracking #** 3404 **Application Status** PENDING  
**Date Started** 02/26/2021 **Date Submitted** 02/26/2021

**General Information On Applicant**

**Last Name** TRIMMER **First Name** CYNDY **Middle Name**  
**Company Name**  
 DRIVER, MCAFFEE, HAWTHORNE AND DIEBENOW, PLLC  
**Mailing Address**  
 1 INDEPENDENT DRIVE, SUITE 1200  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFFEE.COM

**General Information On Owner(s)**

Check to fill first Owner with Applicant Info

**Last Name** N/A **First Name** N/A **Middle Name**  
**Company/Trust Name**  
 SOUTHPOINT VILLAGE LLC  
**Mailing Address**  
 10175 FORTUNE PARKWAY, SUITE 1005  
**City** JACKSONVILLE **State** FL **Zip Code** 32256  
**Phone** 9043011269 **Fax** **Email**

**Last Name** N/A **First Name** N/A **Middle Name**  
**Company/Trust Name**  
 SPV-II, L.L.C.  
**Mailing Address**  
 10175 FORTUNE PARKWAY, SUITE 1005  
**City** JACKSONVILLE **State** FL **Zip Code** 32256  
**Phone** **Fax** **Email**

9043011269

**Property Information**

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 1995-143

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 152866 1400	4	3	PUD	PUD
Map 152866 1200	4	3	PUD	PUD

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

**Existing Land Use Category**

BP

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

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

**Development Number**

**Proposed PUD Name** SOUTHPOINT VILLAGE PUD

**Justification For Rezoning Application**

APPLICANT SEEKS TO REZONE THE PROPERTY TO ALLOW FOR A RESTAURANT/DELICATESSAN WITH DRIVE THROUGH ON THE WESTERN END OF THE PROPERTY BY RIGHT.

**Location Of Property**

**General Location**

NORTHWEST CORNER OF BELFORT ROAD AND SOUTHPOINT DRIVE E

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

**Between Streets**

BELFORT OAKS PLACE and SOUTHPOINT DRIVE E

**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) ingress and egress locations (driveways, alleys, and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

**Exhibit F**  Land Use Table

**Exhibit G**  Copy of the deed to indicate proof of property ownership.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

**Exhibit H**  Aerial Photograph.

**Exhibit I**  Listed Species Survey (If the proposed site is greater than fifty acres).

**Exhibit J**  Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).

**Exhibit K**  Site Location Map.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**  
2.20 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee**  
23 Notifications @ \$7.00 /each: \$161.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,460.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

## LEGAL DESCRIPTION

February 26, 2021

### RE # 152866-1400:

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

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

Northwesterly right of way line, a distance of 60.00 feet to a point on a curve in the Northeasterly right of way line of said Southpoint Drive East and the point of beginning.

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

### RE # 152866-1200:

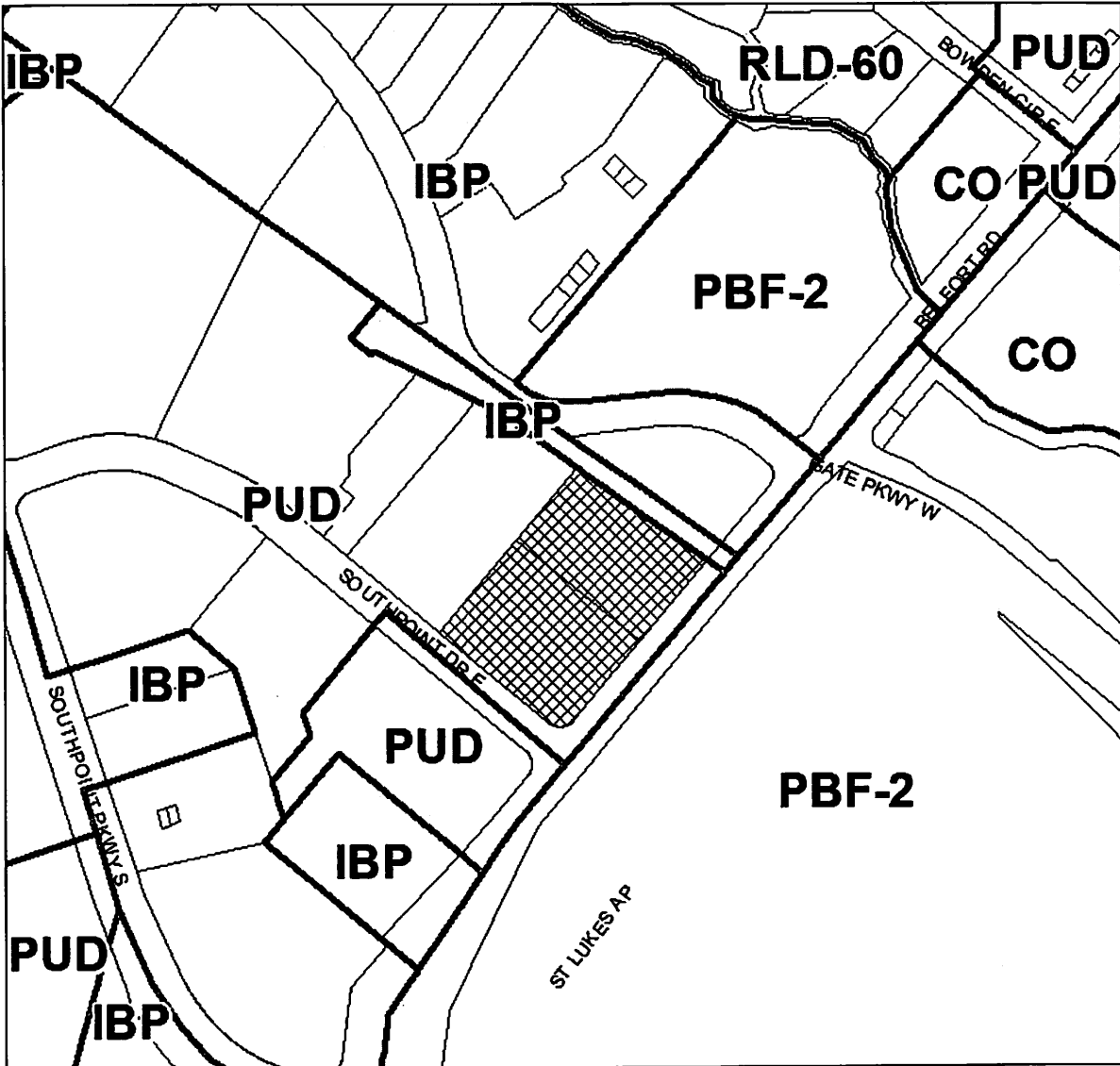
A portion of Tract B, Southpoint Center, according to plat recorded in the current public records of Jacksonville, Duval County, Florida, in Plat Book 49, Pages 86 and 86A, and being more particularly described as follows:

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

From the Point of Beginning thus described, continue North 39°50'18" East, along said Northwesterly right of way line, a distance of 175.73 feet to the extreme Easterly corner of aforementioned Tract B; run thence North 54°32'41" West, along the Northeasterly boundary of said Tract B, a distance of 264.38 feet to its intersection with the Northeasterly extension of the

Southeasterly boundary of a 24 foot Unobstructed Drainage Easement No. 2, as shown on the aforementioned plat of Southpoint Center; run thence South 39°50'18" West, along said extension, a distance of 155.52 feet to the extreme Northerly corner of aforementioned lands described in Official Records Volume 8452, Page 830; run thence South 50°09'42" East, along the Northeasterly boundary of said lands, a distance of 263.61 feet to the Point of Beginning.

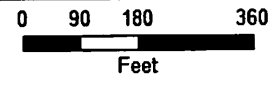
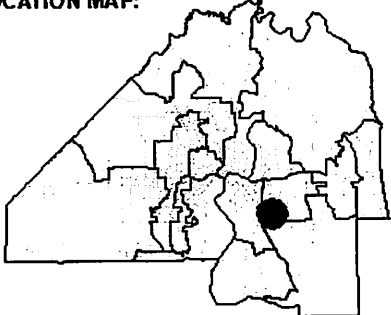




**REQUEST SOUGHT:**

**FROM:** PUD  
**TO:** PUD

**LOCATION MAP:**



**COUNCIL DISTRICT:**  
 4

**TRACKING NUMBER**  
 T-2021-3404

**EXHIBIT 2**  
**PAGE 1 OF 1**

**PUD WRITTEN DESCRIPTION**

**SOUTHPOINT VILLAGE PUD**

**March 17, 2021**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 2.2 acres of property in the Southpoint area from PUD (Ordinance 1995-0143-0219, the "Southpoint PUD") to PUD in order to allow for the addition of drive throughs as a permitted use on the site located at 4100 and 4076 Belfort Road, Jacksonville, FL 32216 (RE#'s 152866-1400 and 152866-1200) as more particularly described in Exhibit 1 (the "Property") and depicted in the survey filed herewith.

The existing development includes a bank with drive through use on the eastern end of the property. Applicant proposes the addition of a similar drive through to support restaurant use at the western end of the property. The proposed use will compliment such uses and will support the surrounding business park, medical offices and neighboring hospital as contemplated by the current Southpoint PUD.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	BP	IBP/PBF-2	Brookdale senior living, medical offices, business offices
East	PBF	PBF-2	Medical office
South	PBF	PBF-2	St. Vincent hospital
West	BP	PUD/IBP	Gate gas station

- B. Project name: Southpoint Village PUD.
- C. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- D. Current land use designation: BP.
- E. Requested land use designation: BP.
- F. Current zoning district: PUD (1995-0143-0219).
- G. Requested zoning district: PUD.
- H. Real estate numbers: 152866-1400 and 152866-1200.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 2.2 acres
- B. Total amount of non-residential floor area: 18,161 sq. ft.
- C. Total amount of open space:
- D. Total amount of land coverage of all buildings and structures: 0.42 acres

## **III. STATEMENTS**

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

The current Southpoint PUD is being modified in this instance only to allow for restaurants with a drive-through in the supporting commercial area of the PUD. No other changes to the current PUD are being proposed in this application.

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

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

## **IV. USES AND RESTRICTIONS**

- A. Permitted Uses:

- 1. Restaurants and delicatessens with drive through facilities but which may allow the sale of alcoholic beverages in connection with the sale of food.
- 2. Banks, financial institutions, or credit unions which may have drive through tellers and ATM machines.
- 3. Day care centers to serve the Southpoint DRI.
- 4. Retail sales and services including dry cleaners, barber and beauty shops, nail salon, florist, book or gift shops, office/business supply store, bake shops but not wholesale bakeries, specialty, gourmet food and/or wine shop, drugstore or store selling similar products.
- 5. Professional offices, business offices, medical, dental and chiropractor offices, and pharmacies.

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

## V. DESIGN GUIDELINES

### A. Lot Requirements:

1. Minimum lot requirements (width and area). None.
2. Maximum lot coverage by all buildings. 40%.
3. Minimum yard requirements:
  - a. Front: 20 feet.
  - b. Side: 5 feet.
  - c. Rear: 10 feet.
4. Maximum height of structures. 35 feet, provided, however, that height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.

### B. Ingress, Egress and Circulation:

1. *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Belfort Road and Southpoint Drive East, as shown in the boundary survey.
3. *Pedestrian Access.*
  - a. All pedestrian areas, including but not limited to walks, entries, courtyards/terraces and parking areas shall be made accessible to the physically handicapped. Recessed ramps at curbs are required.
  - b. Pedestrian walkways and sidewalks shall be a minimum of four feet wide.
  - c. Sidewalks or walkways paralleling or adjacent to parking areas will also be incorporated into the overall pedestrian circulation system.
  - d. Walkways in all areas shall be constructed to conform with the alignment of walks on adjacent building sites within the Southpoint PUD (Ordinance 1995-0143-0219).

C. Signs:

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

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

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

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

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

**VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed use allows applicant to develop a restaurant with a drive-through on their site. The proposed use is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed use will be beneficial to the surrounding neighborhood and community in that:

- A. The project is more efficient than would be possible through strict application of the Zoning Code;
- B. The project is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

C. The project will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan as follows:

1. The project furthers the following goals, objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan:
  - a. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
  - b. Policy 1.1.12 - Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
  - c. Policy 1.1.13 - Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan-controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:
    - i. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
    - ii. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and
    - iii. The proposed development is compatible with surrounding existing land uses and zoning.
  - d. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities,

and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

- e. Policy 1.2.9 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
- f. Policy 1.3.7 - Access for corner lots or parcels shall be located the greatest distance from the corner commensurate with property dimensions. For roadways having a functional classification of collector or higher, access shall not be less than 150 feet from the geometric centerline of intersecting roadways, 100 feet from the outside through lane, or commensurate with property dimensions, where the lot frontage is insufficient to meet these requirements, subject to the approval of the Traffic Engineering Division and JPDD.
- g. Objective 3.2 - Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
- h. Policy 3.2.2 - The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
- i. Policy 3.2.7 - The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.





**EXHIBIT F**  
**SOUTHPOINT VILLAGE**

**Land Use Table**

Total gross acreage	2.2 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	2.2 Acres	100 %
Industrial	0 Acres	0 %
Other land use (Hospital and related uses)	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %

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