

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

December 9, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-805 **Application for: Baymeadows Road East Commercial PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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 Condition**

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated September 13, 2021.
2. The original written description dated August 20, 2021.
3. The original site plan dated March 21, 2021

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. All sides of the building shall have architectural details, including faux windows, variations in wall planes, and contrasting banding and pilasters. Flat roofs with parapets shall have contrasting color caps. No plain concrete block is permitted. Architectural elevations shall be submitted at the time of Verification of Substantial Compliance of the PUD for review and approval by the Planning and Development Department.

Planning Department conditions:

1. All sides of the building shall have architectural details, including faux windows, variations in wall planes, and contrasting banding and pilasters. Flat roofs with parapets shall have contrasting color caps. No plain concrete block is permitted. Architectural elevations shall be submitted at the time of Verification of

Substantial Compliance of the PUD for review and approval by the Planning and Development Department.

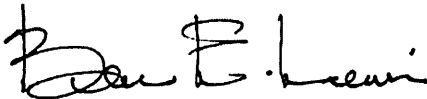
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
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 2021-805 TO

PLANNED UNIT DEVELOPMENT

DECEMBER 9, 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 2021-805 to Planned Unit Development.

Location: Surrounded by Baymeadows Road East, Muir Woods Avenue, Ozark Drive and Lake Mead Avenue

Real Estate Number(s): 167746-0945, 167746-0940

Current Zoning District(s): Planned Unit Development (PUD 2012-194)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)
Community General Commercial (CGC)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

Applicant/Agent: T.R. Hainline, Esq.
1301 Riverplace Boulevard, Suite 1500
Jacksonville Florida 32207

Owner: Ozark Investment Group, LLC
7880 Gate Parkway, Suite 300
Jacksonville Florida 32256

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2021-805 seeks to rezone approximately 3.45 acres of land from PUD to PUD. The rezoning to PUD is being sought to add a personal property storage facility in addition to the other approved uses from the 2001-519 PUD.

The 2012-194-E PUD was approved with the following condition:

(a) The Subject Property shall be developed in accordance with the Development Services Division Memorandum dated March 20, 2012, or as otherwise approved by the Planning and Development Department.

The Planning & Development Department has reviewed the condition and does not recommend transferring the condition as the development will be reviewed by Development Services as part of the plan review.

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 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. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5616-19C (Ordinance 2021-804) that seeks to amend the portion of the site that is within the Residential Professional Institutional (RPI) land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5616-19C be approved. 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.

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.

(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.

(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). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5616-19C (Ordinance 2021-804) that seeks to amend the portion of land that is within the RPI land use category to CGC. The Planning and Development Department finds that the proposed PUD is 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 a personal property storage facility. 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 site plan does not show the building location or vehicular access. The aerial photograph shows an access on Lake Mead Ave. The City’s Traffic Engineer will review the proposed location for safety.
- The use and variety of building setback lines, separations, and buffering: The PUD is proposing a 20 feet setback along Baymeadows Road East and no setbacks on the other three frontages. These setbacks will be consistent with the existing development.
- The use and variety of building sizes and architectural styles: The PUD indicates that the building will be constructed and painted with materials which are aesthetically compatible. This leaves much to the imagination as to what is pleasing. **Staff recommends a condition with more specificity to the architectural design.**
- Compatible relationship between land uses in a mixed use project: The proposed uses in the PUD are not expected to create any adverse impacts with each other.

(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 PUD will abut SI-295 to the west, Gate Parkway to the north. A PUD to the south and east is zoned for single family and multi-family residential. The proposed use is not expected to create any negative impacts to the surrounding uses.
- 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	CGC	PUD (12-194)	Undeveloped
South	RPI	PUD (12-194)	Restaurant, day care, yoga studio
East	CGC	PUD (06-51)	Professional offices, medical offices and clinics
	RPI	PUD (01-519)	
West	CGC	PUD (12-194)	Professional offices

- 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: 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 through a comprehensive master plan that incorporates shared access and an architectural design incorporating all buildings and signs.

The existing buildings in the PUD are generally one or two stories in height, with two buildings 3 stories in height. These buildings have distinctive architectural details such as brackets, cornices, different materials, roof types and contrasting paint colors. The proposed self-storage building, if not conditioned, could have an industrial appearance that would be out of place with the surrounding PUD. **Staff is recommending a condition to ensure the proposed self-storage building has similar architectural elements to be compatible with the existing buildings in the PUD.**

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as a personal property storage facility. The PUD is appropriate at this location because the proposed use is compatible with the professional offices and medical clinics that have been developed.

(7) Usable open spaces plazas, recreation areas.

Not required for commercial use.

(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.

(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 PUD is requesting relaxation of the parking requirements in the Zoning Code from 1 space for each 2,000 sq. ft. for warehouse uses. This will create a large parking area that Staff believes will be largely unused. This type of facility does not generate the number of vehicles that justifies the number of parking spaces.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan. There is an existing sidewalk along Baymeadows Road East.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on December 9, 2021, the required Notice of Public Hearing sign was posted.



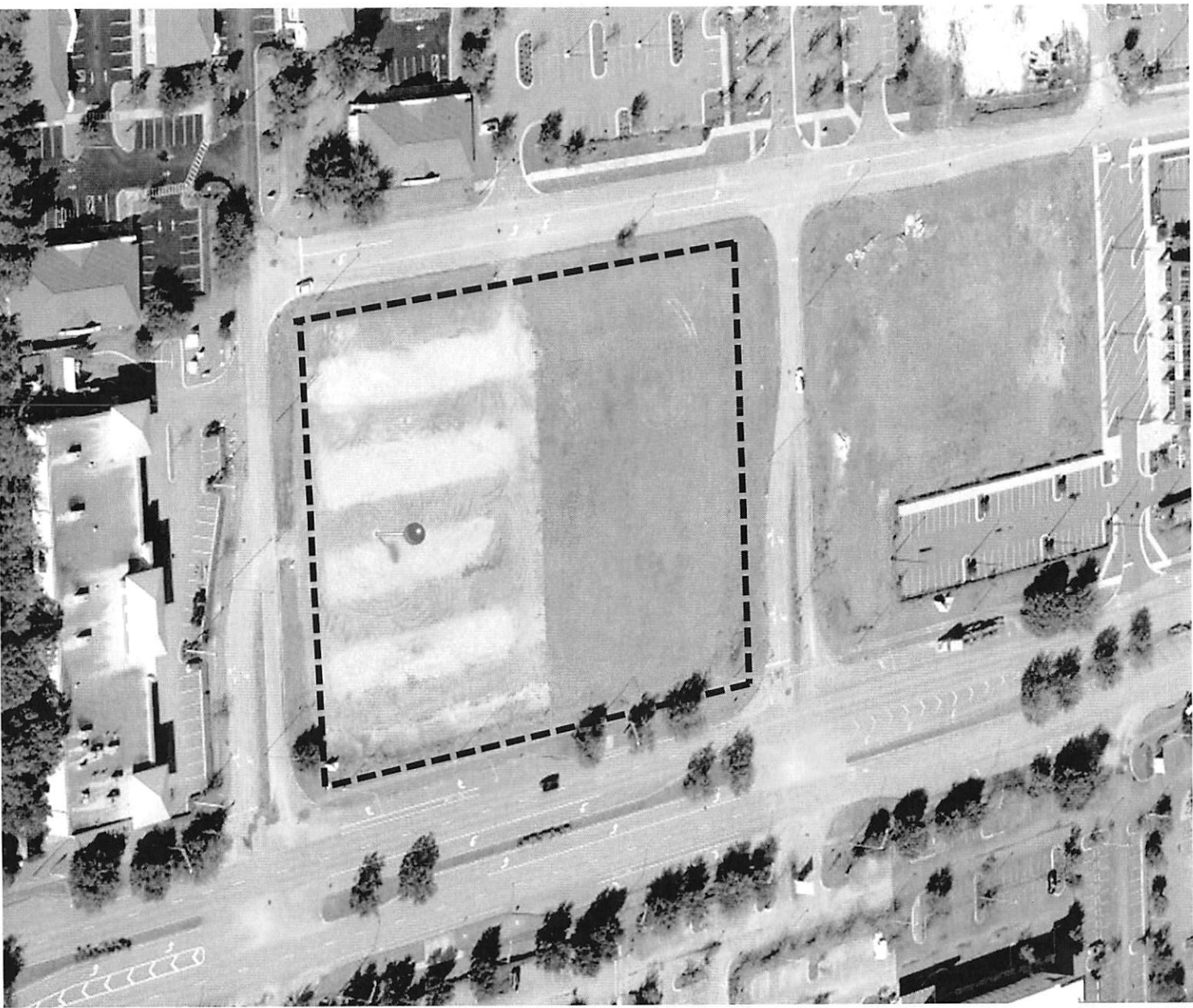
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2021-805** be **APPROVED with the following exhibits:**

1. The original legal description dated September 13, 2021.
2. The original written description dated August 20, 2021.
3. The original site plan dated March 21, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-805** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. All sides of the building shall have architectural details, including faux windows, variations in wall planes, and contrasting banding and pilasters. Flat roofs with parapets shall have contrasting color caps. No plain concrete block is permitted. Architectural elevations shall be submitted at the time of Verification of Substantial Compliance of the PUD for review and approval by the Planning and Development Department.



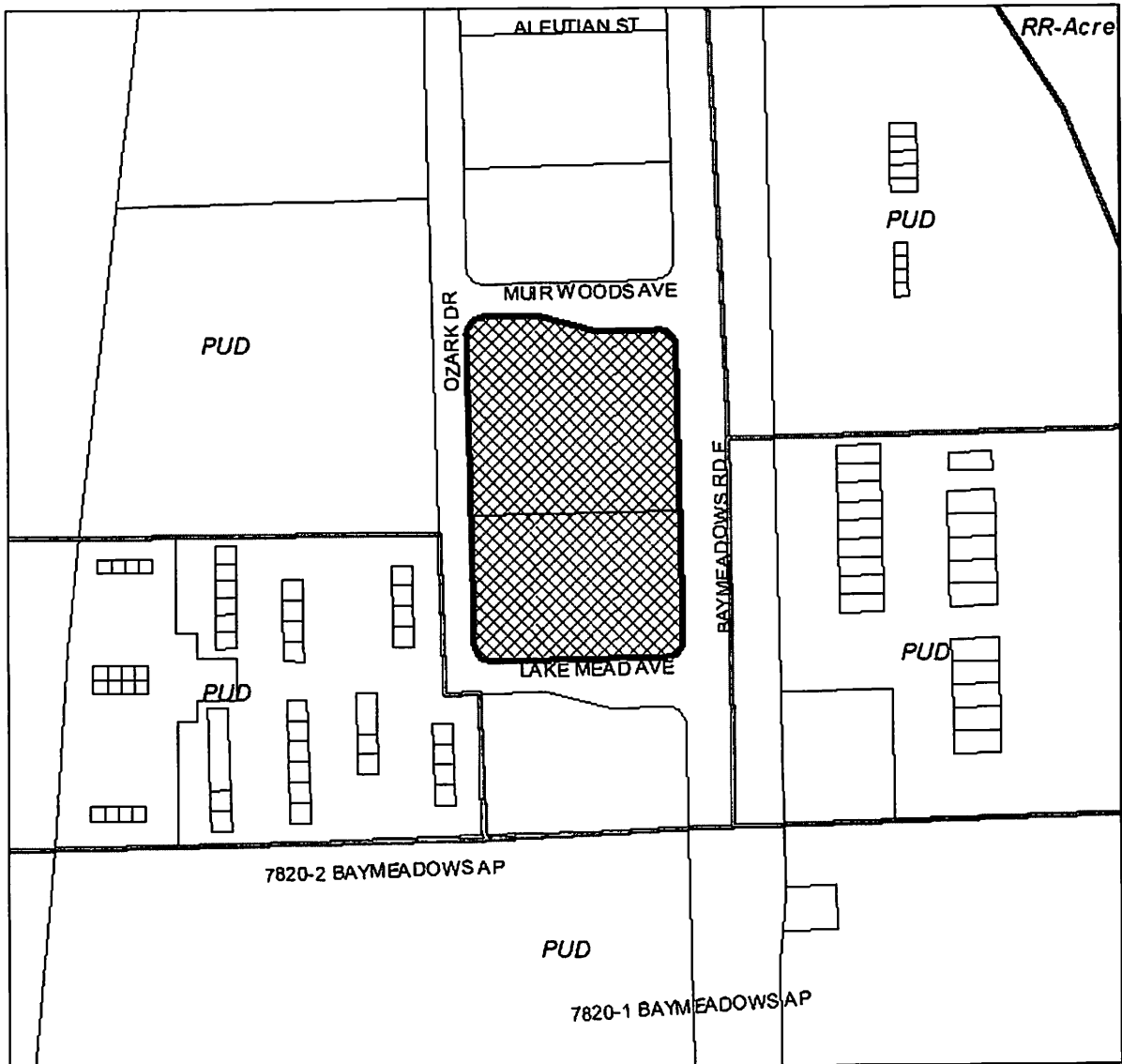
Aerial view of subject site.

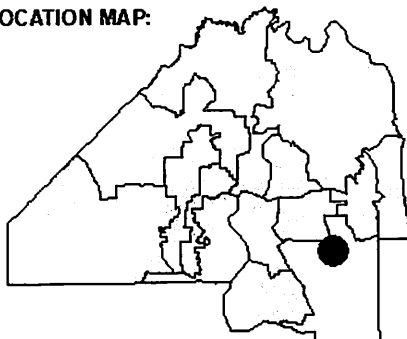



View of adjacent buildings and architectural details.



View of adjacent buildings and architectural details.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 80 160 320 Feet</p> <p>COUNCIL DISTRICT: 11</p>
<p>ORDINANCE NUMBER ORD-2021-0805</p>	<p>TRACKING NUMBER: T-2021-3787</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0805 **Staff Sign-Off/Date** BEL / 10/20/2021

Filing Date 10/27/2021 **Number of Signs to Post** 6

Hearing Dates:

1st City Council 12/14/2021 **Planning Commission** 12/09/2021

Land Use & Zoning 01/04/2022 **2nd City Council** 01/11/2022

Neighborhood Association NONE

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3787

Application Status FILED COMPLETE

Date Started 09/13/2021

Date Submitted 09/13/2021

General Information On Applicant

Last Name

HAINLINE

First Name

T.R.

Middle Name

Company Name

ROGERS TOWERS, P.A.

Mailing Address

1301 RIVERPLACE BOULEVARD, SUITE 1500

City

JACKSONVILLE

State

FL

Zip Code 32207

Phone

9043465531

Fax

9043960663

Email

THAINLINE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name

SEE

First Name

BELOW

Middle Name

Company/Trust Name

OZARK INVESTMENT GROUP, LLC

Mailing Address

7880 GATE PARKWAY, SUITE 300

City

JACKSONVILLE

State

FL

Zip Code

32256

Phone

Fax

Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2012-194

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167746 0945	11	3	PUD	PUD
Map 167746 0940	11	3	PUD	PUD

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

Existing Land Use Category

Land Use Category Proposed?**If Yes, State Land Use Application #**

5616

Total Land Area (Nearest 1/100th of an Acre) 3.45**Development Number****Proposed PUD Name** BAYMEADOWS EAST COMMERCIAL/OFFICE PARK PUD**Justification For Rezoning Application**

SEE EXHIBIT "D" ATTACHED.

Location Of Property**General Location**

BAYMEADOWS ROAD EAST, SOUTH OF GATE PARKWAY

House #	Street Name, Type and Direction	Zip Code
7807	BAYMEADOWS RD E	32256

Between Streets

LAKE MEAD AVENUE and MUIR WOODS AVENUE

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 | |
| 3.45 Acres @ \$10.00 /acre: | \$40.00 |
| 3) Plus Notification Costs Per Addressee | |
| 32 Notifications @ \$7.00 /each: | \$224.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,533.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

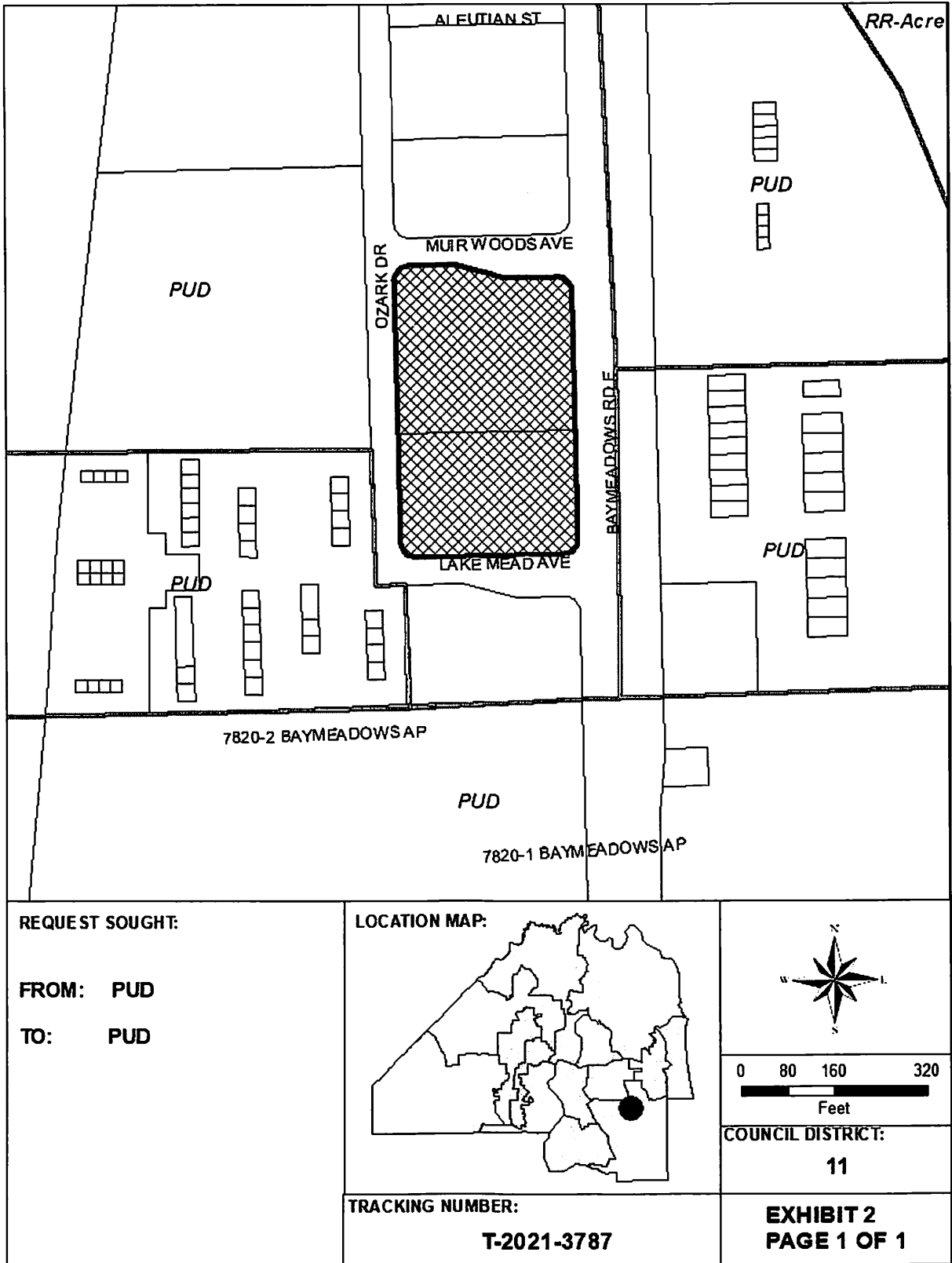
Exhibit 1
Legal Description

September 13, 2021

LOT 7, HAMPTON VILLAGE, AS RECORDED IN PLAT BOOK 59, PAGES 150-154, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH:

LOT 8, HAMPTON VILLAGE, AS RECORDED IN PLAT BOOK 59, PAGES 150-154, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



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.

EXHIBIT E

Baymeadows East Commercial/Office Park PUD

Site Plan

March 21, 2012

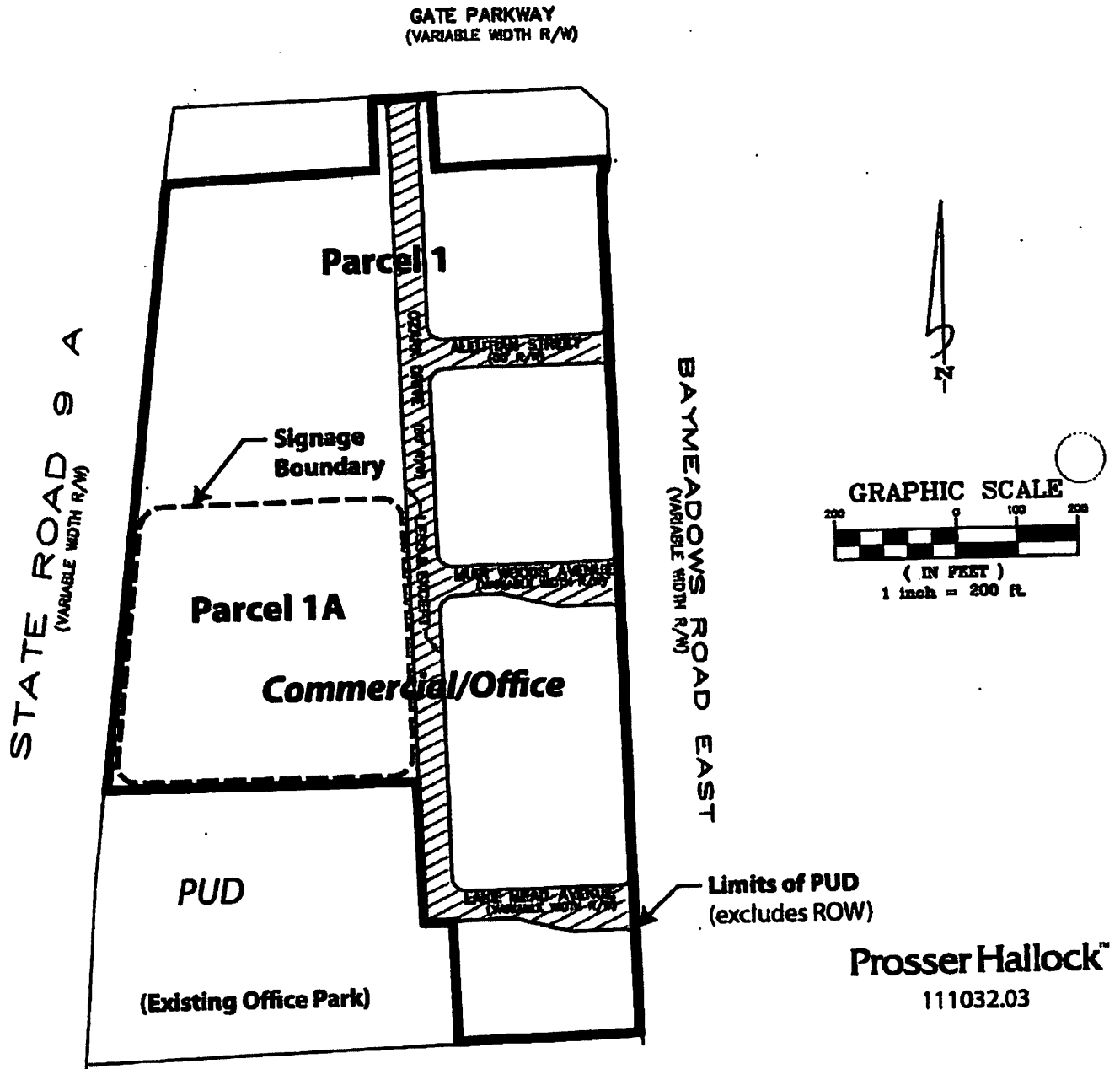


EXHIBIT F

PUD Name

Baymeadows East Commercial/Office Park PUD

Date

9/9/2021

Land Use Table

Total gross acreage	3.45	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family		Acres	%
Total number of dwelling units		D.U.	
Commercial	3.45	Acres	100 %
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space, wetlands, pond		Acres	%
Public and private right-of-way	N/A	Acres	%
Maximum coverage of non-residential buildings and structures	N/A	Sq. Ft.	%

* The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in Exhibit 3 (Written Description).