

**PUD WRITTEN DESCRIPTION  
SOUTHPOINT VILLAGE PUD  
January 30, 2023**

**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 from PUD (Ordinance 2021-197-E) to PUD 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 Property is located within the BP land use category and the Urban Development Area.

The existing development includes a commercial center with a mix of restaurant and commercial service establishments that supports the surrounding medical and dental offices and hospital uses. Due to the substantial retail interest in the Property, Applicant has filed this PUD to expand (consistent with the BP land use designation) the allowed commercial uses.

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	PUD (1995-143), IBP	Senior living, medical offices, business offices
East	PBF	PBF-2	St. Vincent hospital
South	BP/PBF	PUD (2007-27), PBF-2	Gate gas station, St. Vincent hospital
West	BP	PUD (1995-143)	Medical and dental offices and general office

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 (2021-197-E).

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.

## **III. STATEMENTS**

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

This PUD allows additional commercial uses consistent with the BP land use designation and the overall PUD. The additional uses are set forth in Section IV.A.4.-10.

- 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. The minimum distance between the Property and a church or school as required by Section 656.805 of the Zoning Code is waived.
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 of all types of merchandise and service establishments, including the retail sale and service of all alcoholic beverages for on or off-premises consumption or both. The minimum distance between the Property and a church or school as required by Section 656.805 of the Zoning Code is waived.
5. Professional offices, business offices, medical, dental and chiropractor offices, and pharmacies.
6. Research, dental and medical laboratories, manufacturers dentures, eyeglasses, hearing aids and similar products.

7. Essential services, including water, sewer, gas, telephone, radio and electric.
  8. Churches, including a rectory and similar uses, meeting the performance standards and criteria set forth in Part 4.
  9. Animal hospitals, veterinary clinics.
  10. Fitness centers.
- 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. 65%.
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 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 PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The PUD 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**

**Land Use Table**

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Total gross acreage	<u>2.2</u> Acres	<u>100</u> %
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	<u>2.2</u> Acres	<u>100</u> %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

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.