

# PUD Written Description

POINT MEADOWS PHASE II PUD  
Date: January 31, 2020  
Requested Zoning District: PUD  
Current Zoning District: PUD  
Requested Land Use: RPI (No Change)  
Existing Land Use: RPI  
Engineer/Agent – David E. Touring, PE  
Real Estate Number: 167746-0104

## 1. SUMMARY DESCRIPTION OF THE PLAN

The subject property, hereafter referred to as the "Property", is a portion of the property identified as Real Estate Number 167746-0104 of the Duval County Tax Assessor's Records of Duval County, Florida. **DER Investments, LLC** is developing the property.

The purpose of this Planned Unit Development (PUD) is to allow for a commercial development with a maximum of **15,300** square feet of retail, commercial, and/or office space.

The subject property contains approximately 9.81 acres ± and is located on the north side of Point Meadows Drive and west of SR 9A (I-295). The property's current Land Use designations are Residential–Professional-Institutional (RPI). No changes are proposed to the land use designations.

The zoning is Planned Unit Development (PUD). The proposed zoning is PUD. If the subject PUD Change is approved, the property will be consistent with the Comprehensive Plan.

January 31, 2020

Exhibit 3  
Page 1 of 9

## 2. PUD DEVELOPMENT CRITERIA

As shown on the Conceptual Site Plan Exhibit E (subject to change) a more detailed Site Plan shall be provided at the time of Site Plan Review. A description of the permissible uses and design criteria for the PUD is contained in Section b - Description of Development and Design Criteria.

### a. Summary of Development Information

Total gross acreage	9.81 acres ±
Total number of buildings	One (1)
Total enclosed square footage	15,300 square feet (Max)
Maximum building height	35 feet
Maximum lot coverage	35%
Residential units	N/A

### b. Description of Development and Design Criteria:

- i. **Permitted uses and structures:** All uses allowed by right in the City of Jacksonville Zoning Code Section 656.311 for zoning districts CO – Commercial Office, CRO – Commercial, Residential and Office, and RO – Residential Office, will be allowed by right. Any use allowed by exception in the aforementioned zoning section will be allowed if an exception for that use is approved by the appropriate governing body. Uses are listed as follows:

#### Commercial Office (CO) District.

(a) Permitted uses and structures.

- (1) Medical and dental or chiropractor offices (but not clinics or hospitals).
- (2) Professional or business offices.
- (3) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand-alone structure not exceeding 4,000 square feet.
- (4) Day care centers incidental to a professional office
- (5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

(b) Permissible uses by exception.

- (1) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (2) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (3) Off-Street parking lots meeting the performance standards and development criteria set forth in Part 4.

#### Commercial, Residential and Office (CRO) District.

January 31, 2020

- (a) Permitted uses and structures.
  - (1) Medical and dental office or clinics (but not hospitals) including out-patient surgery centers.
  - (2) Professional and business offices.
  - (3) Multiple-family dwellings.
  - (4) Schools meeting the performance standards and development criteria set forth in Part 4.
  - (5) Vocational, trade or business schools.
  - (6) Colleges and universities.
  - (7) Fraternity and sorority houses.
  - (8) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
  - (9) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
  - (10) Adult Congregate Living Facility (but not group care home or residential treatment facility).
  - (11) Libraries, museums and community centers.
  - (12) Radio and television broadcasting studios and offices (subject to Part 15).
  - (13) Banks without drive-through, savings and loan institutions, and similar uses.
  - (14) Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
  - (15) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand-alone structure not exceeding 4,000 square feet.
  - (16) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
  - (17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
  - (18) Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4.
  - (18) Hospice facilities.
  - (20) Employment office (but not a day labor pool).
- (b) Permissible uses by exception.

January 31, 2020

- (1) Cemeteries and mausoleums but not funeral homes or mortuaries.
- (2) Residential treatment facilities.
- (3) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
- (4) New Single-family dwellings.
- (5) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
- (6) Emergency shelter meeting the performance standards and development criteria set forth in Part 4.
- (7) Group care home meeting the performance standards and development criteria set forth in Part 4.
- (8) Essential services meeting the performance standards and development criteria set forth in Part 4.
- (9) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (10) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (11) Drive-through facilities in conjunction with a permitted or permissible use or structure.
- (12) Rooming houses.
- (13) Private clubs.
- (14) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (15) Retail outlets for the sale of food, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), and dry cleaning pickup stations, all not to exceed 50 percent of the gross floor area of the buildings of which they are a part.
  - (i) Sale, display and preparation shall be conducted within a completely enclosed building.
  - (ii) Products shall be sold only at retail.
  - (iii) No sale, display or storage of secondhand merchandise shall be permitted.
- (16) Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only, subject to the following condition:
  - (i) Seating shall not exceed a capacity of 60; provided, that seating may be unlimited where total floor area of the restaurant does not

**January 31, 2020**

exceed ten percent of the gross floor area of the building of which it is a part.

Residential Office (RO) District.

- (a) Permitted uses and structures.
  - (1) Professional and business offices.
  - (2) Multiple-family dwellings.
  - (3) Single family dwellings.
  - (4) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
  - (5) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
  - (6) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
  - (7) Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4.
- (b) Permissible uses by exception.
  - (1) Libraries and community centers.
  - (2) Cemeteries and mausoleums but not funeral homes or mortuaries.
  - (3) Medical and dental office or clinics (but not hospitals).

ii. *Building and structures:* There may be a total of 15,300 square feet of commercial building developed within the boundaries of the PUD on the site.

iii. **Minimum Lot Requirements:**

Front set back	N/A
Side set back	N/A
Rear set back	10 feet

iv. **Maximum lot coverage:** 35%

v. **Maximum height of structure:** 35 feet (except for an architectural feature approved by the Planning and Development Department for the City of Jacksonville).

vi. **Minimum distance between buildings:** N/A

vii. **Minimum lot size:** N/A

**3. OVERALL DEVELOPMENT**

January 31, 2020

- a. **Consistency with Comprehensive Plan:** The existing land use of RPI is consistent with the Comprehensive Plan. There is no proposed change to the existing land use designations.
- b. **Consistency with the Concurrency Management System:** The PUD will satisfy all concurrency requirements. Jacksonville Electric Authority will provide electric power, water, and sewer services. An Informal Concurrency Review will be requested pursuant to the Zoning Change Application.
- c. **Uses of Property:** The Written Narrative Part b, Description of Development and Design Criteria, sub part i, Permitted Uses and Structures, defines the permitted uses.
- d. **Impact on Wetlands:** There are no noted wetlands located on the site. There exists a storm water management pond on site that will be re-configured. Modifications to the pond will meet the requirements of the City of Jacksonville (COJ), and the St Johns River Water Management District (SJRWMD).
- e. **Lighting:** Lighting adjacent to a residential use or zoning district shall be designed and installed so as to be directed downward and reflect back to the subject property to prevent light trespass into surrounding property. In addition, light fixtures on canopies shall be mounted perpendicular to the ground and recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy.
- f. **Off-street Parking and Loading Requirements:** The site will meet the parking and loading requirements as defined in the Jacksonville Zoning Code Part 6, sub part 656.604 and 656.605.
- g. **Pedestrian Circulating System:** The property will meet the goals and objections of the 2030 Comprehensive Plan pertaining to the pedestrian circulation. There will be pedestrian access for ingress and egress from Point Meadows Drive as approved by the City of Jacksonville Planning and Development Department. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.
- h. **Signage:**
  - i. One (1) non illuminated, or externally illuminated monument sign entrance sign not exceeding 50 SF in area and 15 feet in height.
  - ii. Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
  - iii. One (1) under-the-canopy sign per occupancy is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- i. **Vehicle Access:** Access to the property will be from Pointe Meadows Drive connecting the project to the south. The Planning and Development Department and the City of Jacksonville Traffic Engineer will have final approval of all access points.

January 31, 2020

- j. **Landscaping:** Landscaping will meet or exceed the requirements set forth in Part 12 of the City of Jacksonville Zoning Code.
- k. **Truck Access:** Truck access will be provided for refuse retrieval and loading/unloading as shown on exhibit E – Site Plan.
- l. **Storm Water Retention:** Storm water will be treated in accordance with the surface water runoff requirements of any state or local agency with jurisdiction, including but not limited to, St. Johns River Water Management District. The Site Plan depicts the general location of existing retention areas serving the development.
- m. **Utilities:** Jacksonville Electric Authority will provide all utilities to the property.
- n. **Concurrency:** The property will meet all requirements for concurrency.
- o. **Phasing:** The project may be developed in one (1) phase.
- p. **Buffering:** There shall be a 10-foot buffer along the frontage of Point Meadows Drive. Buffers shall not be required along the common property line with neighboring project, along zoning boundaries, or with any parcel fronting on Point Meadows Drive. There is an existing drainage ditch adjacent to the development to the east that will provide buffering for the residential properties to the east. All other criteria set forth in Part 12 with regard to buffering will apply or as approved by the City of Jacksonville Planning and Development Department.
- q. **Architectural Standards:** The development of the site will conform to the "best practices" as established in the Northside Vision Plan. In addition, all buildings will be of either brick or stucco with decorative tile, stone, or metal elements. Building roof design will be either gable, hip, or flat. However, if a flat roof design is used, the front of the building must have a parapet wall with roofing offsets to add architectural character.
- r. **Dumpster:** Dumpsters will be in accordance with best management practices and are to be completely enclosed with an eight (8) foot brick or stucco wall or other screening subject to the review and approval of the City of Jacksonville Planning and Development Department.
- s. **Internal Circulation:** The applicant shall provide an internal pedestrian and vehicular flow diagram at site review, which shall be subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

#### 4. SUCCESSORS IN TITLE

All successors in title to the property, or any portion of the property, shall be bound to all the development standards and conditions of this P.U.D., as contained herein and in the Ordinance approving the same.

#### 5. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT

January 31, 2020

The project design is in harmony with the general purpose and intent of the City of Jacksonville Zoning Code. The proposed project is compatible with similar communities in the area and the design and layout of the PUD.

1. Allows for a creative approach through the use of natural features of the site with existing vegetation-and existing TOPO;
2. Provides a more desirable environment than would be possible through strict application of the minimum requirements of the Zoning Code by creating more buffers, landscaping, and open space than would be required through a straight zoning;
3. Allows for an effective use of land, resulting in lower development costs; There is a 10' buffer area proposed along Point Meadows Drive. This modification is in accordance with the neighboring properties along Point Meadows Drive and also conforms to the City's Landscape Buffer Requirements as tabulated in the "Commercial Development Landscape Matrix".
4. Provides an environment that is characteristic of the surrounding areas;
5. Supports the retention of property values by providing needed services and support for the surrounding residential and businesses in the area;
6. Enhances the appearance of the area through preservation of natural features, vegetation and by using existing TOPO and grade in order to develop the project; and:
7. Provides for the provisions of recreation areas and open spaces in excess of the existing Zoning and Comprehensive Plan requirements.

**January 31, 2020**

**Exhibit 3  
Page 8 of 9**



## 6. STATEMENTS

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

*The PUD allows for the addition of “additional needed commercial development in the Zoning District RPI. All other uses shall be those that are allowed by right in the RPI Zoning District.*

- ii. 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.

*All facilities not maintained by the City of Jacksonville, or JEA, will be operated and maintain by the developer and owner. These include, but are not limited to, utilities, landscaping areas, paving and parking facilities, building maintenance, and storm water facilities.*