



August 27, 2014

TO: Aaron Glick, City Planner II

FROM: Lisa S. Ransom, City Planner III

SUBJECT: Consistency Review for *Second Amended* Baymeadows Parcel B PUD Ordinance # 2014-0539

Baymeadows Community Plan
Ordinance 2012-192-E

The subject property is an application for a Planned Unit Development rezoning that would allow the rezoning of 16.98 acres of undeveloped land located at the northwest quadrant of the intersection of Baymeadows Road and Baymeadows Circle East from RMD-D to PUD. There is also a companion land use amendment for this property to change the current land use designation of Medium Density Residential (MDR) to Neighborhood Commercial (NC).

The proposed development for the property would allow approximately 70,000 square feet of non-residential commercial floor area, or a maximum of 60 single-family units as an alternative for commercial use.

Property Detail

RE #	148521-0015
<u>Tax District</u>	GS
<u>Property Use</u>	9900 ACRG ZONED RR OR AGR
# of Buildings	0
Legal Desc.	23-3S-27E 150.00 PT SEC 23,F RICHARD GRANT 56-3S-27E
<u>Subdivision</u>	00000 SECTION LAND
Total Area	6359320

Property Appraiser Database, August 26, 2014



Baymeadows Community Plan Summary

The Baymeadows Community Plan (BCP) is a continuation of the community efforts that created the Southeast Vision Plan (Ordinance 2010-615-E). The stakeholders in this community, the Baymeadows Community Council organization, along with Flagg Design Studio and the Planning and Development Department combined efforts to produce a detailed neighborhood plan for a former golf course community that was developed in the 1970s.

The BCP, as a part of the overall vision for development of "community driven vision" adopted the Southeast Vision Plan's 5 Guiding principles and sub-principles. According to the plan, "Baymeadows has an opportunity to utilize the approved Southeast Vision Plan's Guiding Principles. The relevancy of this development document offers neighborhoods such as Baymeadows as a great starting point for the creation of a "sense of place". The following are the Guiding Principles and sub-principles as they appear in the vision plan.

Guiding Principle One - Capitalize on the Southeast's Uniqueness

- 1.1: Encourage a Sense of Place
- 1.2: Enhance Public Access to the Riverfront

Guiding Principle Two - Promote Mixed Use/Mixed Income Redevelopment and Infill

- 2.1: Provide For and Promote Compatible Mixed-Use Development, Infill and Redevelopment in Stable and Declining Areas and Create A Range of Housing Opportunities and Choices, Where Appropriate
- 2.2: Encourage Redevelopment Along Arterials with Higher Densities and Intensities which Limit Impacts on Failing Roadways
- 2.3: Provide For and Promote More Consistent/Compact and Contiguous Development in New Areas Provided there are Appropriate Transitional Buffers

Guiding Principle Three - Provide Greater Connectivity and a Variety of Transportation Choices to Enhance Mobility

- 3.1: Improve The Connectivity Of Existing Transit Systems By The Use Of Integrated Transportation Systems
- 3.2: Provide For And Promote More Walkable and Interconnected Neighborhoods
- 3.3: Reduce the Number of Driveways and Curb Cuts Allowed at the Intersections of Collectors to Arterials, Arterials to Arterials, and Arterials to Interstate Highways to Promote Connectivity. Remove Traffic from Failing Roadways by Reducing the Number of Driveways Allowed and Requiring Off -Street Connectivity for Vehicular And Pedestrian Traffic

Guiding Principle Four - Provide for Economic Growth

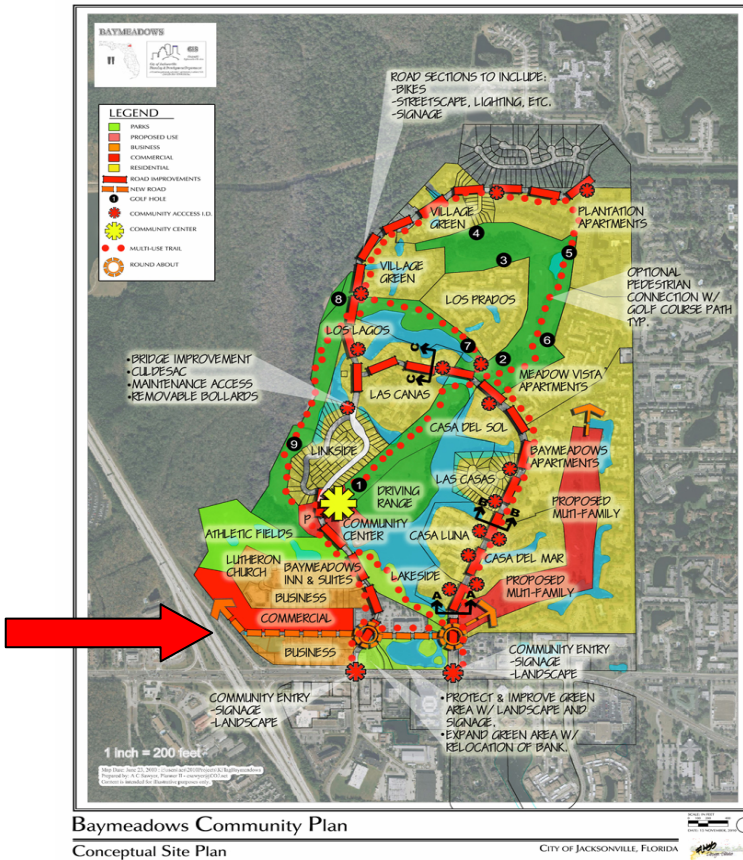
- 4.1: Provide Set-Asides for Future Industry and Protect Existing Industrial Uses and Sites
- 4.2: Promote and Encourage More Family-Oriented Recreation and Entertainment Attractions Along South U.S. 1 to Capitalize On Regional Tourism



Guiding Principle Five - Provide for Conservation, Parks and Open Space

- 5.1: Improve Connectivity and Public Access to Existing Parks. Provide New Parks
- 5.2: Provide Interconnectivity of Greenways to Include Walking and Bicycle Paths
- 5.3: Protect and Provide Public Access to Conservation Areas and Natural Resources
- 5.4: Protect the Rivers and Streams by Providing for Better Management Practices for Storm Water Before It Reaches Them, by Retaining Flood Plains, Wetlands and Use of Detention Ponds, and Requiring Wetland/Streamside Buffers
- 5.5: Encourage Sewer Lines with Hookups Adequate to Eliminate Existing Septic Tanks
- 5.6: Enforce Water Conservation and Encourage Native Landscaping Practices by Regulating Land Clearing and Retaining Native Landscaping where Present
- 5.7: Protect and Enhance the City's Tree Canopy
- 5.8: Encourage the Use of Green Building Standards and Alternative Energy

The specific redevelopment or "Community Driven Plan" for this golf course neighborhood is outlined on pages 2 and 3 of the plan. It calls for a revitalization of business and commercial development with a "community scale". Other aspects of the plan include improved roadways, "soft" entrance features, improved signage, traffic calming, and preservation of existing vegetation (live oaks) and the creation of parkland. The plan also identifies the redevelopment of the golf course as a major component of the plan. Also included is a multi-functional "club house" facility which features classrooms, teaching facilities, sales, golf course retail, outdoor cafes, a coffee house, outdoor putting greens and a driving range to create a "true community/golf center".



Arrow/Map shows location of commercial redevelopment in the Baymeadows Community Plan.

The proposed PUD would allow commercial retail sales and service establishments that include banks with drive through tellers, profession and business offices, medical office, libraries, art galleries, museums, restaurants with outside sale and service of food and alcohol sales for on-premises consumption, churches, veterinarians and animal boarding, retail outlets (not to exceed 2,500 rentable square feet), essential services, multi-family & single family residential, and day care centers.

The BCP and Figure 1 (Community Driven Vision, Option1) both indicate that business and commercial uses may be developed with a “community scale”.

Therefore, the Neighborhood Planning Section finds that the proposed development of Application for Rezoning to PUD that would allow the development of approximately 16.98 acres into 70,000 square feet of commercial space, with 7 acres of open space is consistent with the Baymeadows Community vision and plan for the area.