

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2015-024**

**TO PLANNED UNIT DEVELOPMENT**

**FEBRUARY 5, 2015**

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 **2015-024** to Planned Unit Development.

***Location:*** Northeast quadrant of Baymeadows Circle East and Baymeadows Road.  
Between I-95 and Old Baymeadows Road

***Real Estate Number:*** 148521 3001

***Current Zoning District:*** Planned Unit Development (PUD 1978-0773-E)

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

***Current Land Use Category:*** Residential Professional Institutional (RPI)

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

***Planning Commissioner:*** Dow W. Peters, III

***City Council District:*** The Honorable Bill Gulliford, District 13

***Applicant/Agent:*** Lara Diane Hipps  
Hipps Group, Inc.  
1650 Margaret Street, Suite 323  
Jacksonville, Florida 32204

***Owner:*** Joe Chiafair  
Baymeadows Place Condominium Association, Inc.  
P.O. Box 600033  
Jacksonville, Florida 32260

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

### **GENERAL INFORMATION**

Application for Planned Unit Development **2015-024** seeks to rezone approximately 3.58± acres of land from PUD to PUD. The rezoning to PUD is being sought for the purpose of clarifying and providing additional signage for an existing office park. The PUD also clearly lists uses permitted by right and permitted by zoning exception that were not specifically listed in the original PUD. The original PUD, 1978-773 approved the construction of four multi-tenant one story office buildings with required adjacent parking. There is a small retention pond between the parking lot and the intersection of Baymeadows Road and Baymeadows Circle East. Permitted uses include but are not limited to professional, medical, and dental offices, schools, churches, ACLFs, banks without drive-through, cosmetology, and employment offices. Permitted uses by exception include those allowed by the same in the CRO Zoning District. Signage permitted will not exceed one free standing internally or externally illuminated 200 square feet monument style sign, and no taller than 25 feet in height. Each individual office will be allowed one under the canopy sign per frontage, not exceeding a maximum of 20 square feet in area per sign. Directional signage will be limited to one non-illuminated sign per building not to exceed 32 square feet in area.

### **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.

*(1) 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. The RPI category is a mixed use category, primarily focusing on residential and business and professional office uses and does include commercial uses that would complement nearby residential uses, including, but not limited to, retail sales and service establishments limited to 50% of the site area. Single-use developments shall be limited to residential or office. Mixed use developments may not include more than 90 percent of any individual use. 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.

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

Yes. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

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

No. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

Furthermore, 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 as follows:

*(1) Consistency with the 2030 Comprehensive Plan*

Yes. 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).

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan including the following goals, objectives and policies:

FLUE Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.9 Permit commercial infill on commercially designated sites outside nodal areas where the infill development would: 1. Create a more compact land use pattern than development of new commercial nodes in the same area. 2. Incorporate shared access with adjacent commercial sites, and/or direct access to a frontage or parallel road facility rather than a collector or arterial street; or 3. Support the commercial integrity of an historic district.

FLUE Policy 1.1.10 Promote the use of Planned Unit Developments (PUDs), cluster development, 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 1.1.11 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) for all mixed and multi-use projects.

FLUE Policy 1.1.20 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.

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained therein.

*(2) Consistency with the Concurrency and Mobility 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 Office (CMMSO) prior to development approvals.

*(3) Allocation of residential land use*

This proposed Planned Unit Development does not intend to utilize lands for residential use.

*(4) Internal compatibility*

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The use of existing and proposed landscaping:

The project will be required to meet the minimal standards set forth in Section 656, Part 12.

The treatment of pedestrian ways:

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

Traffic and pedestrian circulation patterns:

Vehicular access to the Property shall be by way of existing access points as shown on the Site Plan via Baymeadows Road and Baymeadows Circle East.

The use and variety of building setback lines, separations, and buffering:

Applicant proposes maximum lot coverage of 50% even though the existing development covers only approximately 20% of the property, and a minimum front yard setback of 20 ft, which is consistent with similar development zoned CRO.

The separation and buffering of vehicular use areas and sections of vehicular use areas:

The proposed site plan shows buildings interspersed with vehicular use areas throughout. The written description and site plan do not indicate that any additional landscaping or buffering is being proposed.

Signage:

Signage permitted will not exceed one free standing internally or externally illuminated 200 square feet monument style sign, and no taller than 25 feet in height. Each individual office will be allowed one under the canopy sign per frontage, not exceeding a maximum of 20 square feet in area per sign. Directional signage will be limited to one non-illuminated sign per building not to exceed 32 square feet in area.

*(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 development is located in an area largely surrounded by similar commercial development located along a major roadway, Baymeadows Road. This area is characterized predominantly by professional offices, business parks, and commercial/retail service uses. Land to the west is zoned PUD and was approved for commercial development by Rezoning Ordinance 2014-139-E. The property directly to the north is a MDR/RMD-D site (defunct golf course), and a developed RPI/CRO site (office) and fueling station is located further along Baymeadows Road to the east. The property is located approximately 0.3 miles east of Interstate 95, and the uses proposed in the PUD are compatible with the character of the surrounding area and is a logical extension of other similar uses found within the established pattern of development along this Baymeadows Road corridor. Limited office and commercial development at this location complements the existing various office, professional, commercial and residential uses in the area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	MDR	RMD-D	Multi-family
East	RPI	PUD (1990-427-E)	Office/Service
South	MDR/RPI	RMD-D/CRO	Office/Apartments
West	CGC	PUD (2014-139-E)	Vacant, zoned for commercial

*(6) Intensity of Development*

The PUD is appropriate at this location with specific reference to the following:

The availability and location of utility services and public facilities and services:

The site is served by city sewer and water.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

Baymeadows Road is an arterial road with sufficient access to nearby collectors and I-95. The PUD will maintain the existing driveways on Baymeadows Road, as well as one right-in, right-out only access on Baymeadows Circle East. Baymeadows Road is an FDOT maintained roadway and any access points from it will require approval by FDOT.

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

There is no residential component to the development. No recreation area is required.

*(8) Impact on wetlands*

Surveying of a 1995 Geographical Information Systems shape file did not identify any wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

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

*(11) Sidewalks, trails, and bikeways*

The project will contain an internal and external pedestrian system that meets the 2030 Comprehensive Plan.

### SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 20, 2015, the required Notice of Public Hearing sign was posted.



*Source: Planning and Development Department  
Date: January 20, 2015*

### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2015-024 be **APPROVED with the following conditions:**

- 1) The subject property is legally described in the original legal description dated September 15, 2014.
- 2) The subject property shall be developed in accordance with the original written description dated September 17, 2014.
- 3) The subject property shall be developed in accordance with the original site plan dated September 15, 2014.



**View of site and retention pond from Baymeadows Road.**

*Source: Planning and Development Department  
Date: January 20, 2015*



**Existing signage.**

*Source: Planning and Development Department  
Date: January 20, 2015*





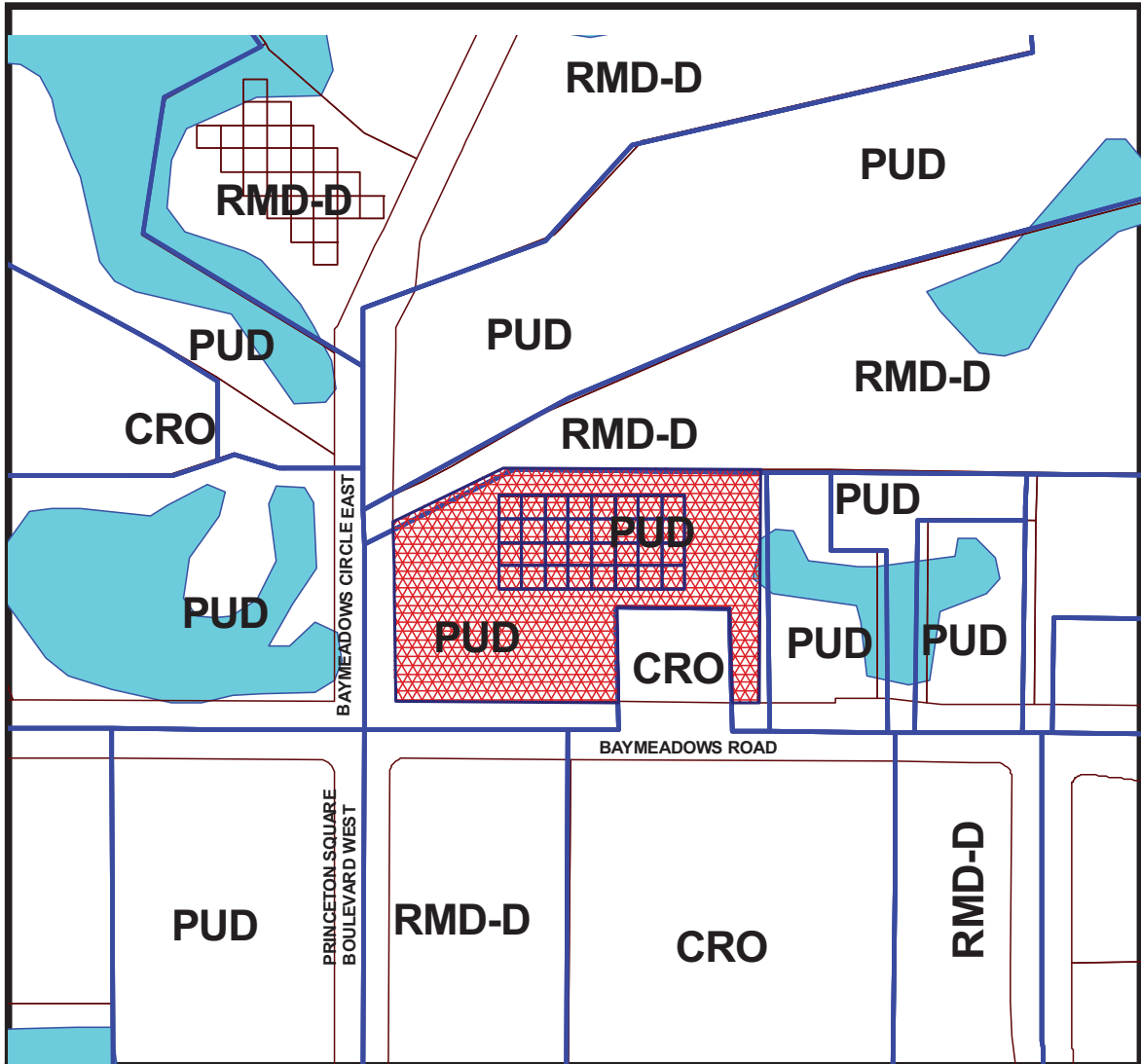
**Similar commercial signage along Baymeadows Road.**

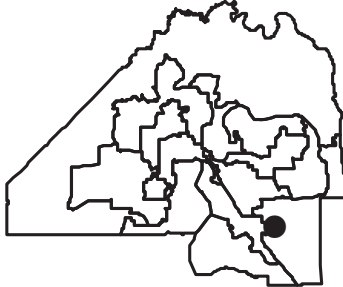
*Source: Planning and Development Department  
Date: January 20, 2015*



**Defunct golf course rezoning to commercial PUD (2014-139-E).**

*Source: Planning and Development Department  
Date: January 20, 2015*



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>		<p>N W E S</p> <p>0 100 Feet</p> <p>COUNCIL DISTRICT: <b>13</b></p> <p>ORDINANCE -2015-0024</p> <p>FILE COPY</p>
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## Application For Rezoning To PUD



## Planning and Development Department Info

**Ordinance #** 2015-0024 **Staff Sign-Off/Date** AAG / 10/21/2014

**Filing Date** 02/03/2015 **Number of Signs to Post** 5

**Hearing Dates:**

**1st City Council** 02/10/2015 **Planning Commission** 02/05/2015

**Land Use & Zoning** 02/18/2015 **2nd City Council** 02/24/2015

**Neighborhood Association** VILLAGE GREEN, BAYMEADOWS COMMUNITY COUNCIL, BETTER BAYMEADOWS, INC.

**Neighborhood Action Plan/Corridor Study** BAYMEADOWS COMMUNITY PLAN

## Application Info

**Tracking #** 696

**Application Status** PENDING

**Date Started** 09/15/2014

**Date Submitted** 09/29/2014

## General Information On Applicant

**Last Name**

**First Name**

**Middle Name**

HIPPS

LARA

DIANE

**Company Name**

HIPPS GROUP INC.

**Mailing Address**

1650 MARGARET STREET #323

**City**

**State**

**Zip Code** 32204

JACKSONVILLE

FL

**Phone**

**Fax**

**Email**

904

904

LARA@HIPPSGROUPINC.COM

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name**

**First Name**

**Middle Name**

CHIAFAIR

JOE

**Company/Trust Name**

BAYMEADOWS PLACE CONDOMINIUM ASSOCIATION INC

**Mailing Address**

P.O. BOX 600033

**City**

**State**

**Zip Code**

JACKSONVILLE

FL

32260

**Phone**

**Fax**

**Email**

9047393939

## Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

**Map RE#**

**Council District**

**Planning From Zoning District District(s)**

**To Zoning District**

Map	148521 3001	13	3	PUD	PUD
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Ensure that RE# is a 10 digit number with a space (##### #####)

### Existing Land Use Category

RPI

Land Use Category Proposed?

If Yes, State Land Use Application #

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

3.58

Development Number

Proposed PUD Name

BAYMEADOWS PLACE

### Justification For Rezoning Application

THIS PUD TO PUD REZONING IS SUBMITTED TO PROVIDE FOR ADDITIONAL SIGNAGE FOR THIS AS BUILT OFFICE PARK. SIGNAGE IS ESSENTIAL TO MAINTAINING THE SUSTAINABILITY OF THE PROPERTY FOR COMMERCIAL USES. THIS OFFICE PARK WAS BUILT IN 1984 AS APPROVED BY ORDINANCE 78-773 AND WOULD LIKE TO BE MORE VISIBLE AND COMPETITIVE IN A CHANGING AREA OR BAYMEADOWS ROAD.

### Location Of Property

#### General Location

BAYMEADOWS ROAD AT BAYMEADOWS CIRCLE EAST

House #

Street Name, Type and Direction

Zip Code

9471

BAYMEADOWS RD

32256

#### Between Streets

BAYMEADOWS CIRCLE EAST

and

BAYTREE TOWNE CIRCLE WEST

### 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:** \$2,000.00

**2) Plus Cost Per Acre or Portion Thereof**

**3.58 Acres @ \$10.00 /acre:** \$40.00

**3) Plus Notification Costs Per Addressee**

**66 Notifications @ \$7.00 /each:** \$462.00

**4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,502.00

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

# EXHIBIT D

## PUD Written Description

Baymeadows Place  
Date: September 17, 2014

### I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land use Category: RPI
- B. Current Zoning District: PUD
- C. Requested Zoning District: PUD
- D. Real Estate Parcel Number: 148521-3001

### II. JUSTIFICATION OF THE PUD

This PUD to PUD rezoning is submitted to provide for additional signage for this as built office park. Signage is essential to maintaining the sustainability of the property for commercial uses. This office park was built in 1984 as approved by ordinance 78-773 and would like to be more visible and competitive in a changing area of Baymeadows Road.

### III. PUD DEVELOPMENT CRITERIA

#### **A. Permitted Uses:**

- (1) Medical and dental office or clinics (but not hospitals).
- (2) Professional and business offices.
- (3) Multiple-family dwellings.
- (4) Single family dwellings that were originally designed and constructed prior to adoption of the Comprehensive Plan.
- (5) Schools meeting the performance standards and development criteria set forth in Part 4.
- (6) Vocational, trade or business schools.
- (7) Colleges and universities.
- (8) Fraternity and sorority houses.
- (9) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (10) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- (11) Adult Congregate Living Facility (but not group care home or residential treatment facility).
- (12) Libraries, museums and community centers.
- (13) Radio and television broadcasting studios and offices (subject to Part 15).
- (14) Banks without drive-through, savings and loan institutions, and similar uses.
- (15) Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
- (16) 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.
- (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.
- (19) Hospice facilities.

(20) Employment office (but not a day labor pool).

**B. Limitations on Permitted Uses**

All of the permitted uses in the CRO District are limited by the following conditions unless otherwise provided:

- (1) Retail sales, display or storage of merchandise shall be subordinate and clearly incidental to a permitted use.
- (2) No vehicles, other than passenger automobiles or trucks of not more than three-quarter-ton payload capacity or 5,000 pounds actual scale weight shall be used.

**C. Permitted Uses by Exception**

- (1) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
- (2) New Single-family dwellings.
- (3) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
- (4) Group care home meeting the performance standards and development criteria set forth in Part 4.
- (5) Essential services meeting the performance standards and development criteria set forth in Part 4.
- (6) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (7) Drive-through facilities in conjunction with a permitted or permissible use or structure.
- (8) Private clubs.
- (9) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (10) Retail outlets for the sale of food and drugs, 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), drugs and similar products, and dry cleaning pickup station, all not to exceed 50 percent of the gross floor area of the building of which it is 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.
- (11) 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 exceed ten percent of the gross floor area of the building of which it is a part.

**D. Accessory Structures:**

- (1) Accessory uses and Structures are allowed as defined in Section 656.403 of the Zoning Code.

**IV. DESIGN GUIDELINES**

**A. Lot Requirements:** per 656.306

- (1) *Minimum lot area:* 7,000 sf
- (2) *Minimum lot width:* 70 ft
- (3) *Maximum lot coverage:* 50%
- (4) *Minimum front yard:* 20 ft



(5) *Minimum side yard: 10 ft*

(6) *Minimum rear yard: 20 ft*

(7) *Maximum height of structures: 45 ft*

**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.

a. Vehicular access to the Property shall be by way of existing access points as shown in the Site Plan via Baymeadows Road and Baymeadows Circle.

(3) Pedestrian Access.

a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs:**

(1) One (1) street frontage sign of 200 square feet in area is permitted. Such freestanding signs shall be of monument style or as otherwise approved by the Planning and Development Department, not to exceed 25 feet in height. Such signage may be internally lit or illuminated and may include a changing message device.

(2) Each individual office will be allowed one (1) under-the-canopy sign per frontage, not exceeding a maximum of 20 square feet in area per sign, is permitted. Such signage may be internally lit or illuminated.

(3) Directional signs shall be limited to one (1) non-illuminated sign per building not exceeding 32 square feet.

**D. Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

**E. Recreation and Open Space:**

This PUD is a commercial use and does not require recreation space.

**F. Utilities**

Electric will be provided by JEA.

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

**G. Wetlands**

Wetlands will be permitted according to local, state, and federal requirements.

## **V. DEVELOPMENT PLAN APPROVAL**

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

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

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is consistent with the 2030 Comprehensive Plan 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, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
- C. Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain and 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.
- D. Is consistent with the 2030 Comprehensive Plan Future Land Use Element Objective 1.1: Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
- E. Is consistent with the 2030 Comprehensive Plan Future Land Use Element 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.
- F. Is consistent with the 2030 Comprehensive Plan Future Land Use Element Objective 3.4: Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.

## **VII. PUD REVIEW CRITERIA**

- A. *Consistency with Comprehensive Plan.*  
The uses proposed are consistent with the Comprehensive Plan Objectives and Policies above.
- B. *Consistency with the Concurrency and Mobility Management System.*  
The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO).
- C. *Internal Compatibility/Vehicular Access.*  
Vehicular access is provided from Baymeadows Road and Baymeadows Circle.

D. *External Compatibility/Intensity of Development.*

The project description describes the surrounding Zoning designations and will be subject to review by the City of Jacksonville Planning and Development Department

E. *Recreation/Open Space.*

This PUD is a commercial use and does not require recreation space.

F. *Impact on Wetlands.*

Any impact on wetlands will be permitted in accordance with local, state and federal requirements.

G. *Listed Species Regulations.*

The property is less than fifty (50) acres. As such, a formal survey of the property is not required by the Planning and Development Department.

H. *Off-Street Parking & Loading Requirements.*

The site plan provides integrated parking and loading facilities to support the uses.

I. *Sidewalks, Trails, and Bikeways.*

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

J. *Stormwater Retention.*

Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District (SJRWMD). Stormwater retention areas may be located on or off-site and may be shared with other parcels provided the stormwater design for the entire PUD meets the standards and requirements of the City of Jacksonville and the SJRWMD. Underground detention vaults may be utilized.

K. *Utilities.*

Electric power and water and sewer services are available to the site and will be provided for by JEA.

L. *Modifications.*

Amendments to this approved PUD may be accomplished through an administrative deviation, administrative modification, minor modification, or by filing an application for rezoning as allowed by Section 656.341 of the Zoning Code.

VII. **ADDITIONAL DATA**

A. Existing site characteristics:

B. How the PUD differs from the Zoning Code: The PUD zoning will more appropriately define restrictions on the uses and development so as to more appropriately coexist with the changing uses in the immediate area. This PUD written description eliminates some of the permitted and permissible uses by exception per 656.311 A (3).

C. Schedule indicating phases, commencement/completion dates: The project is as built.

D. Statement of intent for operation: Office Park

E. Operation and Maintenance of property: Applicant plans to retain ownership of the property and will maintain the property at applicant's expense.

F. Name of developer, Architect, Engineer, Planner:

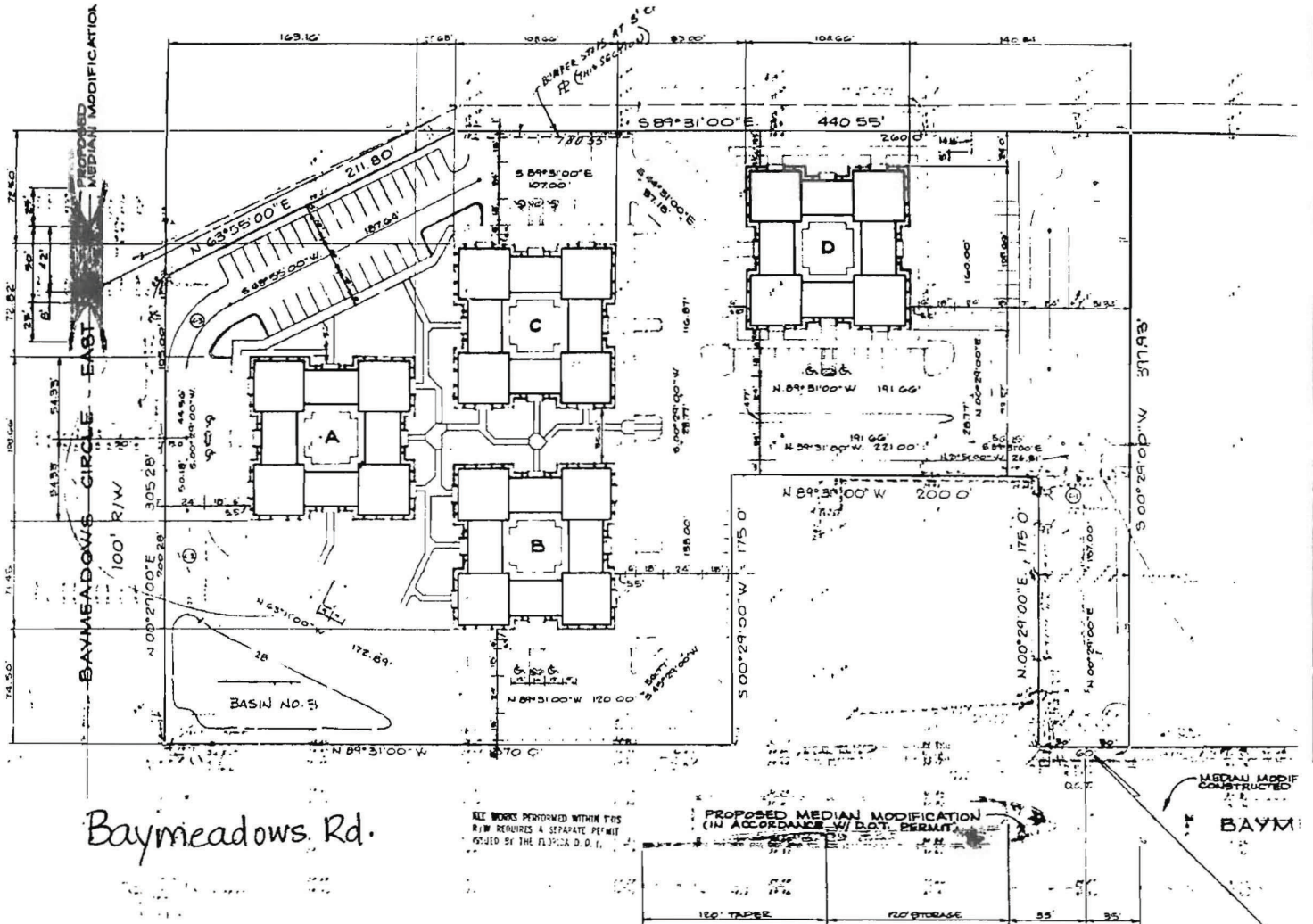
1. Developer: n/a- as approved by ordinance 78-773
2. Architect: n/a- as approved by ordinance 78-773
3. Engineer: n/a- as approved by ordinance 78-773
4. Planner: n/a- as approved by ordinance 78-773

G. Acreage Table:

Total Gross Acreage	<input type="text" value="3.58"/>	acres	<input type="text" value="100"/>
Amount of each different land use by acreage			
Single family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>
Total number of units	<input type="text" value="0"/>	d.u.	
Multiple Family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>
Total number of units	<input type="text" value="0"/>	d.u.	
Commercial	<input type="text" value="3.58"/>	acres	<input type="text" value="100"/>
Industrial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>
Other land use	<input type="text" value="0"/>	acres	<input type="text" value="0"/>
Total amount of non-residential floor area	<input type="text" value="32,000"/>	sq. ft.	<input type="text" value="----"/>
Active recreation and/or open space	<input type="text" value="0"/>	acres	<input type="text" value="0"/>
Passive open space, wetlands, ponds	<input type="text" value="0"/>	acres	<input type="text" value="0"/>
Public and private right-of-way	<input type="text" value="0"/>	acres	<input type="text" value="0"/>
Maximum coverage of buildings and structures	<input type="text" value="32,000"/>	sq. ft.	<input type="text" value="20.5"/>

# EXHIBIT E

## PUD Site Plan



CENTERLINE CURVE DATA

	C-1	C-2	C-3
P-T-D	27.20	45.00	45.00
P-T-D	3.38	27.44	27.61
P-T-D	5.00	50.00	49.82

# EXHIBIT F

PUD Name **Baymeadows Place**

## Land Use Table

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Total gross acreage	<b>3.58</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>0</b>	Acres	<input type="text"/> %
Total number of dwelling units	<b>0</b>	D.U.	
Multiple family	<b>0</b>	Acres	<input type="text"/> %
Total number of dwelling units	<b>0</b>	D.U.	
Commercial	<b>3.58</b>	Acres	<input type="text"/> %
Industrial	<b>0</b>	Acres	<input type="text"/> %
Other land use	<b>0</b>	Acres	<input type="text"/> %
Active recreation and/or open space	<b>0</b>	Acres	<input type="text"/> %
Passive open space	<b>0</b>	Acres	<input type="text"/> %
Public and private right-of-way	<b>0</b>	Acres	<input type="text"/> %
Maximum coverage of buildings and structures	<b>32,000</b>	Sq. Ft.	<input type="text"/> %

EXHIBIT A

**Property Ownership Affidavit**

Date: 05/28/14

**City of Jacksonville**

City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Joseph G. Chiafair hereby certify that I am the  
Owner of the property described in the attached legal description, **Exhibit 1** in connection with  
filing application(s) for Baymeadows Place Office Condominium  
submitted to the Jacksonville Planning and Development Department.

[Signature]  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 28<sup>th</sup> day of  
May (month), 2014 (year) by Joseph Chiafair  
who is personally known to me or has produced a Florida DL  
as identification.

[Signature]  
(Notary Signature)



# EXHIBIT B

## Agent Authorization

Date: 05/28/14

### City of Jacksonville

City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

Baymeadows Place Office Condominium

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Joseph Chiafais to act as agent to file application(s) for Baymeadows Place Office Condominium for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

[Signature]  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 28<sup>th</sup> day of May (month), 2014 (year) by Joseph Chiafais, who is personally known to me or has produced a Florida DL as identification.

[Signature]  
(Notary Signature)





## EXHIBIT B

### Agent Authorization

Date: 10/13/14

**City of Jacksonville**

City Council / Planning and Development Department

117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300

Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

Baymeadows Place

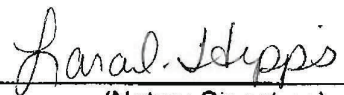
Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Hipps Group Inc to act as agent to file application(s) for Planned Unit Development for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 13<sup>th</sup> day of October (month), 2014 (year) by Joe Chiafair, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
(Notary Signature)



LARA D. HIPPS  
MY COMMISSION # FF 085165  
EXPIRES: February 11, 2018  
Bonded Thru Budget Notary Services

# EXHIBIT C

## Binding Letter

Date: 7/25/14

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

Re: Baymeadows Office Park Condo PUD

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: [Signature]  
(Owner's Signature)

Its: Treasurer

Sworn to and subscribed before me this  
25<sup>th</sup> day of July  
in the year 2014  
[Signature]  
Signature of Notary Public - State of Florida  
 Personally known to me, or  
 Produced identification: FLDL  
Type of identification



# EXHIBIT G

## Deed

Vol. 5878 Pg. 2104  
OFFICIAL RECORDS

DECLARATION OF CONDOMINIUM  
FOR  
BAYMEADOWS PLACE OFFICE CONDOMINIUM

THIS INSTRUMENT WAS PREPARED BY *just*  
Linda Connor Kane  
GALLAGHER, SAUMER, MIRALS, BRADFORD & CANNON, P. A.  
2525 Independent Square  
Jacksonville, Florida 32202

**ORDINANCE \_\_\_\_\_**

**Legal Description**

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23-35-27E BAYMEADOWS PLACE OFFICE CONDOMINIUM  
COMMON ELEMENT PARCEL  
CLERK # 84-103943