

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

8 October 2020

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2020-476 **Application for: Sunbeam Road PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated April 9, 2020
2. The original written description dated April 10, 2020
3. The original site plan dated August 1, 2016

Recommended Planning Commission Conditions to the Ordinance: **None**

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

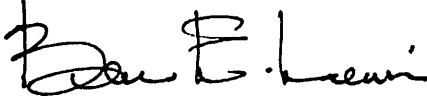
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Aye
David Hacker, Secretary	Aye
Marshall Adkison	Aye

Planning Commission Report
Page 2

Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	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 2020-0476 TO

PLANNED UNIT DEVELOPMENT

SEPTEMBER 3, 2020

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 **2020-0476** to Planned Unit Development.

Location: 5050 Sunbeam Road
Between Hood Road and Sunbeam City Drive

Real Estate Numbers: 149085-0020

Current Zoning District: Commercial Neighborhood (CN)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Categories: Neighborhood Commercial (NC)
Residential-Professional-Institutional (RPI)

Proposed Land Use Category: Community/General Commercial (CGC)

Planning District: 3-Southeast

Applicant/Agent: Paul M. Harden, Esq.
Law Offices of Paul M. Harden
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owner: Rimoun Naim Safar
Sunbeam Village
2340 Saragossa Avenue
Jacksonville, Florida 32217

Staff Recommendation: **Approve**

GENERAL INFORMATION

Application for Planned Unit Development **2020-0476** seeks to rezone approximately 1.00± acres of land from Commercial Neighborhood to Planned Unit Development (PUD). The

rezoning to a new PUD is being sought to allow for the use of a package store to coincide with an existing convenient store.

There is a companion Small Scale Land Use Amendment Application (2020-0475) that is seeking to change the Land Use from Neighborhood Commercial (NC) and Residential-Professional-Institutional (RPI) to Community/General Commercial (CGC).

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. CGC in the Suburban Area is intended to provide development in a nodal development pattern. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as an arterial or higher on the Functional Highway Classification Map; and are located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

The subject site is located in the Suburban Development Area at the intersection of two collector roads and abuts a mix of commercially and industrially designated lands that line the Sunbeam Road corridor.

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

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 (FLUE):

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.

There are existing services on the site today. The proposed use will not alter the existing facilities on site today.

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.

Sunbeam Road has an existing Commercial and Industrial Land Use Pattern in which the addition of a package store will not alter. Additionally, the proposed PUD does not propose any additional structures or uses, outside of the package store, that do not exist today.

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

No. The intended development will not conflict with the proposed CGC Land Use Category which allows the use of Package/Liquor Stores.

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:

(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 category as identified in the Future Land Use Map series (FLUMs): Neighborhood Commercial (NC) and Residential-Professional-Institutional (RPI). However, there is a proposed Land Use Change to Community/General Commercial (CGC). Staff finds the proposed rezoning to Planned Unit Development, with the Land Use Change to Community/General Commercial to

be consistent with the 2030 Comprehensive Plan, and does further the following goals, objectives and policies contained herein, as previously 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. No Mobility or CRC applications are required if no new enclosed sf, buildings or addition will be added.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcel for Package/ Liquors Sales. Moreover, 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 with specific reference to the following:

The use of existing and proposed landscaping: The subject site will not be developed in accordance with Part 12 of the Zoning Code. The existing site was developed prior to Part 12 being adopted and is not providing any additions to the landscaping on site today.

The treatment of pedestrian ways: Pursuant to the provisions outlined in the 2030 Comprehensive Plan, sidewalks have been and will continue to be provided on site as they are today.

Traffic and pedestrian circulation patterns: There is no proposed change to the existing traffic and pedestrian circulations pattern existing today.

(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:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LI	IL	Warehouse/ Service Garage/ Office
South	RPI	CO	Office
East	LI	IL	Shopping Center
West	RPI	CO	Warehouse

(6) Intensity of Development

The proposed development is inconsistent with the CGC functional land use categories with specific reference to the following:

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access to the proposed development via Sun Beam Road and Hood Road. Sun Beam Road and Hood Road are both classified as Collector Highways that serve the surrounding areas.

The application was also forwarded to the Transportation Planning Division on August 12, 2020 for review. As of Friday, August 21, 2020 no comments have been received.

(7) Usable open spaces plazas, recreation areas.

The project will not provide and useable open or recreation stations.

(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.

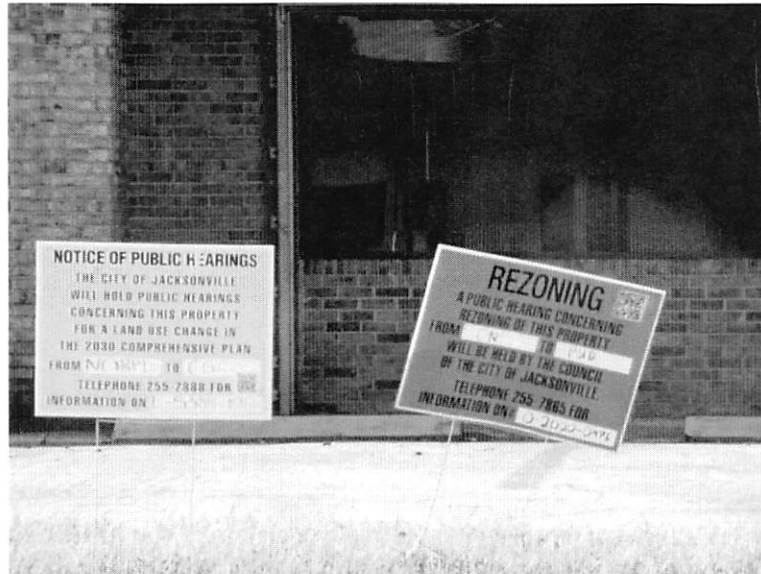
According to the Written Description, the Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the Charter of the City of Jacksonville.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 24, 2020** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



*Source: Planning and Development Department
Date: August 26, 2020*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2020-0476 be **Approved with the following exhibits:**

- The original legal description dated April 9, 2020**
- The original written description dated April 10, 2020**
- The original site plan dated August 1, 2016**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2020-0476 be **Approved.**



Aerial View

Source: JaxGIS
Date: August 21, 2020



View of the Subject Site

Source: Planning and Development Department
Date: August 26, 2020



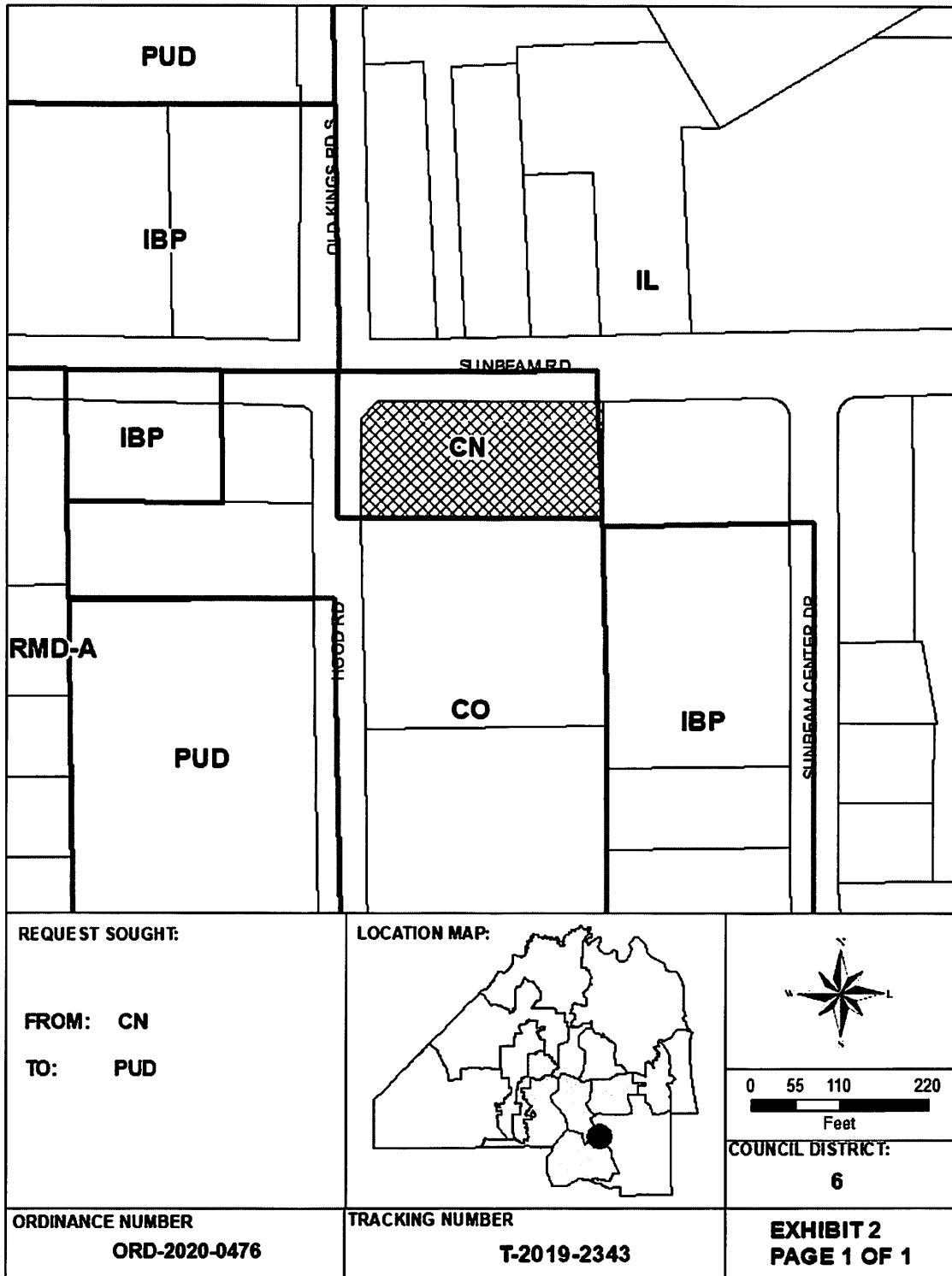
View of the Neighboring business across Hood Road.

*Source: Planning and Development Department
Date: August 26, 2020*



View of the Neighboring business across Sunbeam Road.

*Source: Planning and Development Department
Date: August 26, 2020*



Legal Map

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0476 Staff Sign-Off/Date CMC / 08/07/2020
 Filing Date 08/07/2020 Number of Signs to Post 3
 Hearing Dates:
 1st City Council 09/08/2020 Planning Commission 09/03/2020
 Land Use & Zoning 09/15/2020 2nd City Council 10/22/2020
 Neighborhood Association BETTER BAYMEADOWS, INC; GREATER HOOD ROAD COMMUNITY ASSOCIATION; ADAMS WALK HOA
 Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 2343 Application Status FILED COMPLETE
 Date Started 04/11/2019 Date Submitted 05/06/2019

General Information On Applicant

Last Name SAFAR First Name RIMOUN Middle Name NAIM
 Company Name SUNBEAM VILLAGE
 Mailing Address 2340 SARAGOSSA AVENUE
 City JACKSONVILLE State FL Zip Code 32217
 Phone 9043335786 Fax Email NORMAN.SAFAR@HOTMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SAFAR First Name RIMOUN Middle Name NAIM
 Company/Trust Name SUNBEAM VILLAGE
 Mailing Address 2340 SARAGOSSA AVENUE
 City JACKSONVILLE State FL Zip Code 32217
 Phone 9043335786 Fax Email NORMAN.SAFAR@HOTMAIL.COM

Property Information

Previous Zoning Application Filed For Site?
 If Yes, State Application No(s) 2000-0395

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 149085 0020	6	3	CN	PUD

Ensure that RE# is a 10 digit number with a space (##### #))
 Existing Land Use Category NC
 Land Use Category Proposed?
 If Yes, State Land Use Application #
 Total Land Area (Nearest 1/100th of an Acre) 1.00
 Development Number
 Proposed PUD Name 5050 SUNBEAM ROAD PUD

Justification For Rezoning Application

WE ARE IN A COMMERCIAL CORRIDOR OF SUNBEAM RD. THERE ARE NOT ANY CHURCH OR SCHOOLS IN CLOSE PROXIMITY. WE NEED TO STAY COMPETITIVE IN THIS MARKET. A STAND ALONE CONVENIENCE STORE WITHOUT GAS OR LIQUOR WILL NOT SURVIVE. WE WANT TO OFFER LIQUOR TO MAINTAIN A COMPETITIVE ADVANTAGE IN THIS MARKET.

Location Of Property

General Location

ON THE CORNER OF SUNBEAM ROAD AND HOOD ROAD

House #	Street Name, Type and Direction	Zip Code
5050	SUNBEAM RD	32257

Between Streets
 HOOD ROAD and SUNBEAM CENTER DRIVE

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

1.00 Acres @ \$10.00 /acre: \$10.00

3) Plus Notification Costs Per Addressee

16 Notifications @ \$7.00 /each: \$112.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,391.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit 1

LEGAL DESCRIPTION

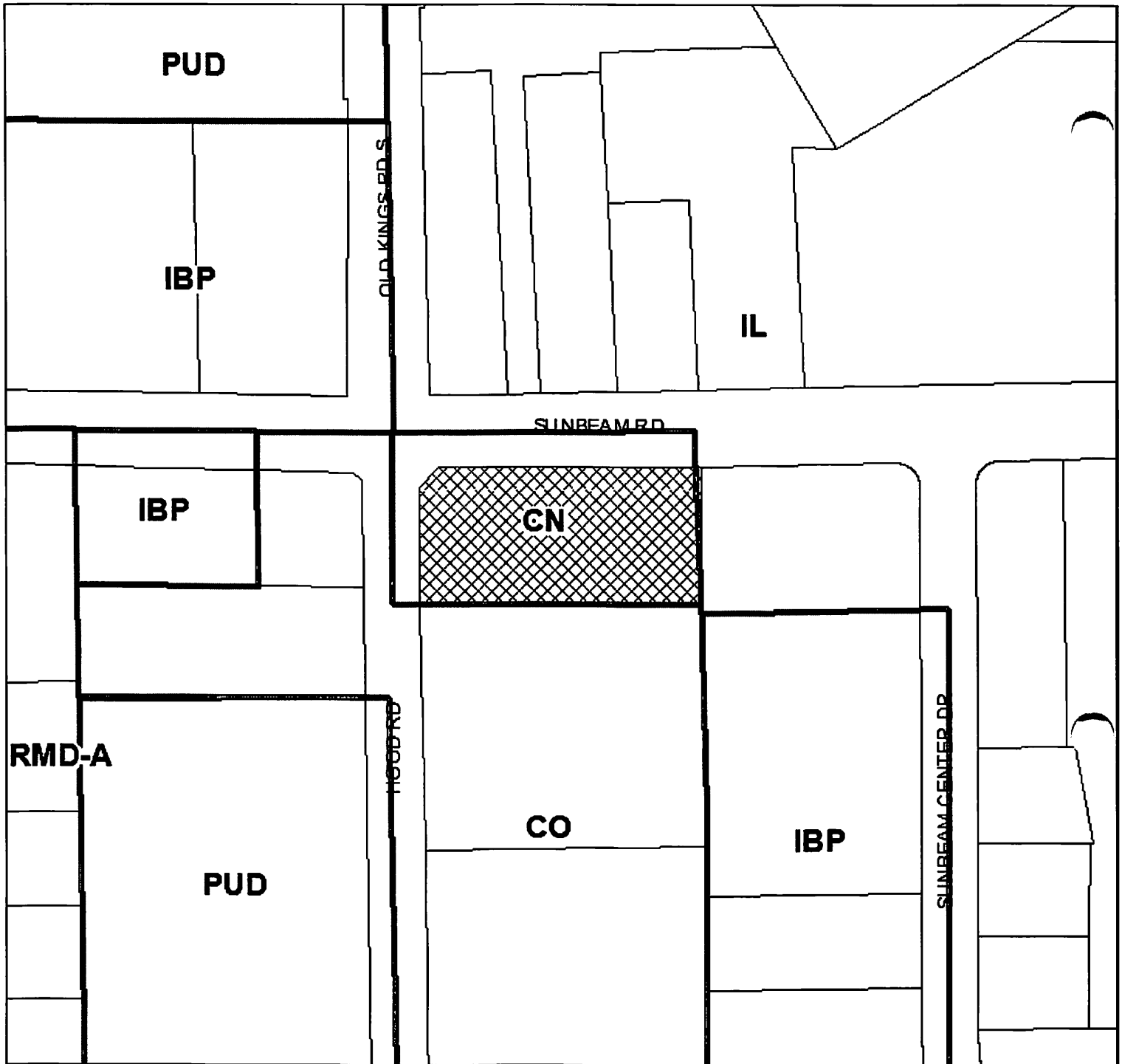
5050 Sunbeam Road

CURRENT DATE

4/09/2020

A parcel of land situated in the West 1/3 of the Northeast 1/4 of Section 34, Township 3 South, Range 27 East, Duval County, Florida, said parcel being more particularly described as follows:

Commence at the intersection of the east line of Hood Road as presently established, with the south line of Sunbeam Road as presently established; thence on said south line North 89 degrees 56' 30" East to point of beginning; thence continue on said south line North 89 degrees, 56' 30" East, 280.05 feet; thence South 00 degrees 01' 30" East 146.00 feet, thence South 89 degrees 56'30" West, 300.00 feet to said east line of Hood Road, thence on said east line North 00 degrees 01'30" West, 123.95 feet; thence North 42 degrees 05'51" East, 29.74 feet to the point of beginning.

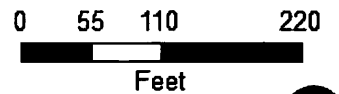
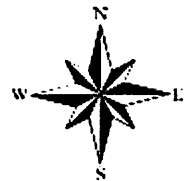
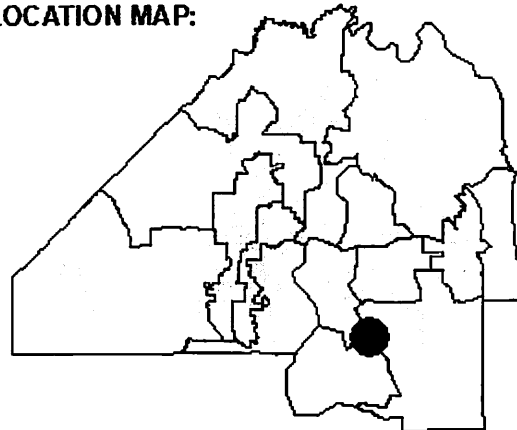


REQUEST SOUGHT:

FROM: CN

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

6

ORDINANCE NUMBER

ORD-2020-0476

TRACKING NUMBER

T-2019-2343

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit D

WRITTEN DESCRIPTION

5050 Sunbeam Road

4/10/2019

I. PROJECT DESCRIPTION

- A. 1.0 acres and 10,302 non-residential floor space located at 5050 Sunbeam Road. Existing use includes convenience store, barbershop, hair salon and t-shirt shop.
- B. Project Architect/Planner: Not Applicable
- C. Project Engineer: Not Applicable
- D. Project Developer: Not Applicable
- E. Current Land Use Category: RPI and NC
- F. Current Zoning District: CN
- G. Requested Land Use Category: Not Applicable
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 149085-0020

II. QUANTITATIVE DATA

Total Gross Acreage	<input type="text" value="1.00"/>	acres	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="1.00"/>	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="10,302"/>	sq. ft.	<input type="text" value="23.65"/>	%
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="21,780"/>	sq. ft.	<input type="text" value="50"/>	%

III. STATEMENTS

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

An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for off-premises consumption. This also includes the use of a drive-thru facility in conjunction with a permitted or permissible use.

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.

Off-premises consumption liquor store in place of the existing convenience.

C. Justification for the rezoning.

We are in the commercial corridor of Sunbeam Rd. There are not any churches or schools in proximity. We need to stay competitive in the market. A stand-alone convenience store without gas or liquor will not survive. We want to offer liquor to maintain a competitive advantage in this market.

D. Phase schedule of construction (include initiation dates and completion dates):

It will not require any construction to add liquor sales to our current business.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

(1) An establishment or facility which includes the retail sale and service of all alcoholic

beverages, including beer, wine and liquor for off premises consumption.
Medical and dental or chiropractor offices and clinics (but not hospitals).

(2) Professional and business offices.

(3) Multi-family residential vertically integrated with a permitted use on the ground floor.

(4) Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.

(5) Service establishments such as barber or beauty shops, shoe repair shops.

(6) Restaurants without drive-in or drive-through facilities.

(7) Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.

(8) Libraries, museums and community centers.

(9) An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.

(10) Veterinarians meeting the performance standards and development criteria set forth in Part 4.

(11) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

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

(13) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.

(14) Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).

(15) Pharmacies in existence as of the effective date of Ordinance 2018-75-E shall be legally permitted uses and shall not be deemed legal nonconforming uses.

B. Permissible 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) Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.

(3) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.

(4) An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.

(5) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

(6) Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.

(7) Drive-thru facilities in conjunction with a permitted or permissible use or structure.

(8) Day care centers meeting the performance standards and development criteria set forth in Part 4.

(9) Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.

(10) Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.

(11) Auto Laundry, meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception:

- (1) Sale, display, preparation and storage shall be conducted within a completely enclosed building.
- (2) Products shall be sold only at retail.

D. Permitted Accessory Uses and Structures:

See Section 656.403.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area: 7,500 square feet, except as otherwise required for certain uses.*
- (2) *Minimum lot width: 75 feet, except as otherwise required for certain uses.*
- (3) *Maximum lot coverage: 50 percent*
- (4) *Minimum front yard: Front—10 feet or, where the lot is adjacent to a residential district the required front yard setback of the residential district, whichever is greater.*
- (5) *Minimum side yard: None*
- (6) *Minimum rear yard: Ten ft.*
- (7) *Maximum height of structures: 35 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 Sunbeam Road and Old Kings Road South, substantially as shown in the Site Plan.
- (3) *Pedestrian Access.*
 - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

All signs shall comply with Part 13 Sign Regulations of the Zoning Code.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the Charter of the City of Jacksonville.”

F. Utilities

Water, sanitary sewer and electric will be provided by JEA.

VI. 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.