

PUD WRITTEN DESCRIPTION

Sunbeam Office Park

April 29, 2020

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 0.84 acres of property located at 0 Sunbeam Rd and 0 Kevin Road. (RE#s 149046-0010, 149050-0010, 149053-0000) as more particularly described in Exhibit 1 (the “Property”) from PUD to PUD to facilitate development into a multi-use flex warehouse.

The majority of the Property is undeveloped. Applicant seeks the current rezoning so that the building can be leased to future tenants that would otherwise be restricted by the current zoning district.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	RPI	PUD/CRO	Vacant
East	RPI	CRO/RLD-60	Advantage Printing & Laminating/Vacant
South	RPI	RLD-60	Residential Home
West	PBF/CGC/RPI	PUD	Vacant

- B. Project name: Sunbeam Office Park
- C. Project engineer: Alpha Southeast, Inc.
- D. Project developer: SNJ Property Group LLC
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: RPI.
- G. Requested zoning district: BP
- H. Current zoning district: PUD.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 149046-0010, 149050-0010, and 149053-0000.

II. QUANTITATIVE DATA

- A. Total acreage: 0.84 acres.
- B. Total amount of non-residential floor area: 10,000 square feet.
- C. Total amount of land coverage of all buildings and structures: 28%.

III. STATEMENTS

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

The proposed PUD:

- a. Includes the following additional permitted uses: (i) Adds warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses; (ii) manufacturer's agents and display rooms, offices of building trades contractor; (iii) retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both; (iv) drive through facilities for restaurants; (v) veterinarians and animal boarding.
 - b. Modifies restrictions on retail sales and service establishments from those appropriate for the Neighborhood Commercial land use category to those applicable to the Business Park land use category.
 - c. Changes the parking scheme so that, eighteen (18) on-site parking spaces shall be provided as generally depicted on the Site Plan provided the Property is developed as a ten thousand (10,000) square foot flex warehouse space.
 - d. Deletes the exception for the northeast corner setback requirement as it was represented on the previous usage's site plan.
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the city.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- a. Medical and dental or chiropractor offices and clinics (but not hospitals).
- b. Professional and business offices.
- c. Commercial retail sales and service establishments as part of mixed-use developments, which shall include mixed use flex warehouse space.
- d. Service establishments such as barber or beauty shops, shoe repair shops.
- e. Banks including drive-through and financial institutions, travel agencies and similar uses.

- f. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
- g. Day care centers meeting the performance standards and development criteria set forth in Part 4.
- h. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
- i. Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).
- j. Retail sales of all types of merchandise, service establishments including restaurants with drive-through facilities, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.
- k. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- l. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Accessory Uses and Structures as described in Section 656.403

V. DESIGN GUIDELINES

A. Lot requirements:

- a. Minimum lot area: 7,500 square feet.
- b. Minimum lot width: 75 feet.
- c. Maximum lot coverage: 50%.
- d. Minimum setback requirements:
 - i. Front – 10 feet.
 - ii. Side – None.
 - iii. Rear – 10 feet.
- e. Maximum height of structures: Sixty (60) feet, provided the building height shall not exceed forty-five (45) feet when adjacent to a single family use of zoning district.

B. Ingress, egress and circulation:

- a. Parking requirements: Eighteen (18) on-site parking spaces shall be provided as generally depicted on the Site Plan provided the Property is developed as a ten thousand (10,000) square foot flex warehouse space. Otherwise, the parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- b. Vehicular access:
 - i. Vehicular access to the Property shall be by way of shared access along Sunbeam Road and Kevin Road as substantially as shown in the Site Plan.
 - ii. Within the Property, internal access as may be required by future development shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.
- c. Pedestrian Access: Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

- a. One (1) double faced sign not to exceed one hundred (100) square feet in area and eighteen (18) feet in height for each structure. Such freestanding sign shall be of a pylon style, monument or as otherwise approved by the Planning and Development Department.
- b. Wall signs not to exceed ten (10) percent of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- c. One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, 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.
- d. Directional signs shall not exceed four (4) square feet.

D. Landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code or as otherwise approved by the Planning and Development Department; provided, however, that Applicant shall install an eight (8) foot tall, eighty-five percent (85%) opaque fence along the southern border of the Property with landscaping provided on the southern side of the fence if requested by the adjoining property owner.

E. Lighting: All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the

building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be LED. The maximum light pole height in all parking areas should not exceed thirty (30) feet. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department. Light fixtures shall be mounted on canopies so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.

F. Recreation and open space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.

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

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

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. The PUD meets the following zoning and land use initiatives:

A. Is more efficient than would be possible through strict application of the Zoning Code:

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD specifically contributes to:

a. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

b. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

c. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – Promote the use of Planned Unit Developments (PUDs), cluster

developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

- d. Policy 1.1.13 of the Future Land Use Element of the 2030 Comprehensive Plan – 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 PUDs, TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria: The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use; the proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and the proposed development is compatible with surrounding existing land uses and zoning.
- e. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
- f. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.