

# 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

November 19, 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.: 2020-331**                      **Application for: Sunbeam Office Park 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:    **Deny**

Planning Commission Recommendation:                            **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated May 27, 2020
2. The original written description dated April 29, 2020
3. The original site plan dated February 3, 2020

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.

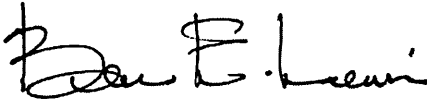
Planning Commission Vote:                      6-0

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

Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
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 2020-0331 TO**  
**PLANNED UNIT DEVELOPMENT**

**November 19, 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 2020-0331 to Planned Unit Development.

***Location:*** 0 Sunbeam Road  
Between Shellie Road and Craven Road

***Real Estate Numbers:*** 149046-0010; 149050-0010; 149053-0000

***Current Zoning District:*** Planned Unit Development (PUD- 2018-565)

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

***Current Land Use Categories:*** Residential-Professional-Institutional (RPI)

***Proposed Land Use Category:*** Business Park (BP)

***Planning District:*** 3-Southeast

***Applicant/Agent:*** Cyndy Trimmer, Esq.  
Driver, McAfee, Hawthorne, and Diebenow, PLLC  
1 Independent Drive, Suite 1200  
Jacksonville, Florida 32202

***Owner:*** Black Wolf Properties  
4063 Salisbury Road, Suite 202  
Jacksonville, Florida 32216

***Staff Recommendation:*** **Deny**

**GENERAL INFORMATION**

Application for Planned Unit Development 2020-0331 seeks to rezone approximately 0.96± acres of land from Planned Unit Development (2018-0565) to Planned Unit Development (PUD). The rezoning to a new PUD is being sought to allow for the property to be developed with reduced setbacks compared to the current site plan, as well as adding additional uses to the existing PUD. There is a companion Small Scale Land Use Amendment Application (2020-0330) that is seeking

to change the Land Use from Residential-Professional-Institutional (RPI) to Business Park (BP). The Department is recommending denial on the Small Scale Land Use amendment as it will leave the remaining portion of the PUD inconsistent with the 2030 Comprehensive Plan.

### **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?***

No. According to the Future Land Use Element (FLUE), RPI in the Suburban Area is intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred. The maximum gross density shall be 20 units per acre. Single-use developments shall be limited to residential or office. Commercial retail sales and service establishments are limited to 50 percent of the site area, and mixed use developments may not include more than 90 percent of any individual use.

BP is intended to provide compact low to medium intensity office development. Development which includes low to medium density residential uses is preferred on sites located outside of areas identified as an Industrial Sanctuary. Plan amendment requests for new BP designations are preferred in locations which are supplied with full urban services and with site access to roads classified as arterial or higher on the Highway Functional Classification Map. The maximum gross density shall be 20 units per acre. Commercial retail sales and service establishments and residential uses shall only be permitted as part of mixed use development. Mixed use developments may not include more than 80 percent of any individual use.

The subject site is 0.96 of an acre and is located on the west side of Kevin Road, which is classified as a local road, and south of Sunbeam Road, which is classified as a collector roadway. The site is located approximately 250 feet from the intersection of Sunbeam and Kevin Roads. The applicant seeks a rezoning from PUD to PUD and a companion application for an amendment to the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan from RPI to BP (Ordinance 2020-330) in order to develop the site with flex warehouse space.

The site is composed of three (3) parcels and is currently part of a larger PUD zoning district (1.73 acres, Ordinance 2018-565-E). The subject site is undeveloped but shares in the existing PUD zoning site plan with a retail store located at the southwest corner of Sunbeam and Kevin Roads; the retail store parcel is not included within the proposed land use and rezoning. If the proposed applications are adopted, the remainder of the original PUD site, as currently developed, would be inconsistent with the 2030 Comprehensive Plan.

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

This proposed rezoning to Planned Unit Development is inconsistent with the 2030 Comprehensive Plan, and does not further the following goals, objectives and policies contained herein, including:

**Future Land Use Element (FLUE):**

**Policy 1.1.1** The City shall ensure that all new development and redevelopment after the effective date of the 2030 Comprehensive Plan is consistent with the Future Land Use Map series, and textual provisions of this and other elements of the 2030 Comprehensive Plan, as provided in Chapter 163 (Part II), Florida Statutes (F.S.).

The proposed rezoning will not be consistent with the BP Land Use Category that is proposed because a portion of the existing PUD will be left out. The City shall not support the proposed rezoning as the proposed is inconsistent with **Policy 1.1.1** and the 2030 Comprehensive Plan.

**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, 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.

The proposed PUD is not seen as a complimentary Land Use Category to the existing LDR Land Use Category to the south, nor does it appropriately complement the existing RPI Land Use Category Use that it intends to change from with the existing PUD. The proposed is inconsistent with Policy 1.1.12.

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

Yes. The intended development will conflict with the existing Land Use Category because the retail store parcel is not included within the proposed land use and rezoning. If the proposed applications are adopted, the remainder of the original PUD site, as currently developed, would be inconsistent with the 2030 Comprehensive Plan.

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): Residential-Professional-Institutional (RPI). However, there is a proposed Land Use Change to Business Park (BP). Staff finds the proposed rezoning to Planned Unit Development, with the Land Use Change to Business Park to be inconsistent with the 2030 Comprehensive Plan, and does not 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. The agent/developer/owner will need to submit for Concurrency & Mobility applications with specific Land Use ITE Codes for this proposed development for our review, assessment and approval.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize the subject parcel for warehouse space. 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 proposed written description discusses that the property will be developed in accordance with Part 12 of the Zoning Code.

**The treatment of pedestrian ways:** Pursuant to the provisions outlined in the 2030 Comprehensive Plan, and discussed in the written description sidewalks were to be provided on site as required.

**Traffic and pedestrian circulation patterns:** The proposed site plan shows a single driveway entrance through a connecting parcel that is not part of the proposed PUD. A pedestrian way is also shown leading from the front edge of the building/parking area to Sunbeam road along the outside of the parking 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:**

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Property Use</b>
North	RPI	PUD	Single Family
South	RPI	RLD-60	Single Family
East	RPI	CRO/RLD-60	Manufacture Light/Single Family
West	PBF	CRO/PUD	Vacant Commercial

***(6) Intensity of Development***

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

The proposed PUD and Land Use Change would leave the exiting PUD on the neighboring property which would in turn make the Land Use Category and PUD Inconsistent with the 2030 Comprehensive Plan.

**The application was also forwarded to the Transportation Planning Division on July 9th, 2020 for review. As of Friday, November 6, 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 6 parking Regulations of the Zoning Code.

*(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 **November 5, 2020** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



*Source: Planning and Development Department  
Date: November 5, 2020*

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-0331** be **DENIED with the following exhibits:**

- The original legal description dated May 27, 2020**
- The original written description dated April 29, 2020**
- The original site plan dated February 3, 2020**





Aerial View

Source: JaxGIS  
Date: November 6, 2020



View of the Subject Site

Source: Planning and Development Department  
Date: November 5, 2020



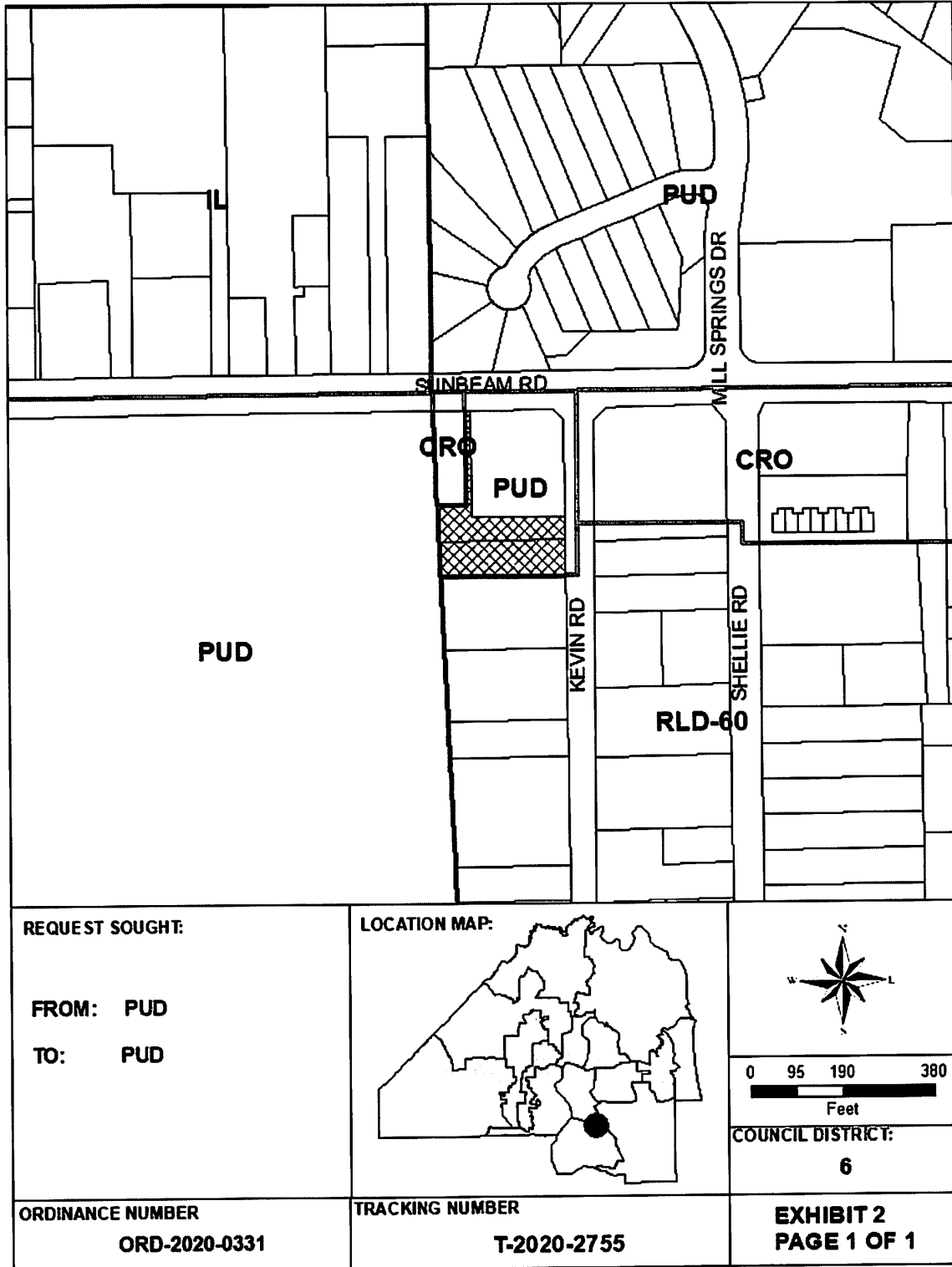
View of the Subject Site.

*Source: Planning and Development Department*  
*Date: November 6, 2020*



View of the Neighboring Home along Kevin Road.

*Source: Planning and Development Department*  
*Date: November 6, 2020*



Legal Map

**Application For Rezoning To PUD**

**Planning and Development Department Info**

Ordinance # 2020-0331 Staff Sign-Off/Date CMC / 06/22/2020  
 Filing Date 06/22/2020 Number of Signs to Post 2  
 Hearing Dates:  
 1st City Council 08/11/2020 Planning Commission 08/06/2020  
 Land Use & Zoning 08/18/2020 2nd City Council 08/25/2020  
 Neighborhood Association GREATER HOOD ROAD COMMUNITY ASSOCIATION  
 Neighborhood Action Plan/Corridor Study N/A

**Application Info**

Tracking # 2755 Application Status FILED COMPLETE  
 Date Started 02/13/2020 Date Submitted 02/13/2020

**General Information On Applicant**

Last Name First Name Middle Name  
 TRIMMER CYNDY  
 Company Name  
 DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC  
 Mailing Address  
 1 INDEPENDENT DRIVE, SUITE 1200  
 City State Zip Code  
 JACKSONVILLE FL 32202  
 Phone Fax Email  
 9048070185 904 CKT@DRIVERMCAFEE.COM

**General Information On Owner(s)**

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name  
 N/A N/A  
 Company/Trust Name  
 BLACK WOLF PROPERTIES LLC  
 Mailing Address  
 4063 SALISBURY ROAD, SUITE 202  
 City State Zip Code  
 JACKSONVILLE FL 32216  
 Phone Fax Email

**Property Information**

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2018-565

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 149046 0010	6	3	PUD	PUD
Map 149050 0010	6	3	PUD	PUD
Map 149053 0000	6	3	PUD	PUD

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 #  
5438

Total Land Area (Nearest 1/100th of an Acre) 0.96

Development Number

Proposed PUD Name SUNBEAM OFFICE PARK

**Justification For Rezoning Application**

TO PERMIT DEVELOPMENT OF MIXED-USE FLEX WAREHOUSE SPACE.

**Location Of Property**

General Location

SOUTH OF SUNBEAM STATION CT.; WEST OF MILL SPRINGS DR.

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

Between Streets  
SHELLIE RD. and CRAVEN RD.

**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    |            |

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

3) Plus Notification Costs Per Addressee

27 Notifications @ \$7.00 /each: \$189.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,468.00

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

**LEGAL DESCRIPTION**

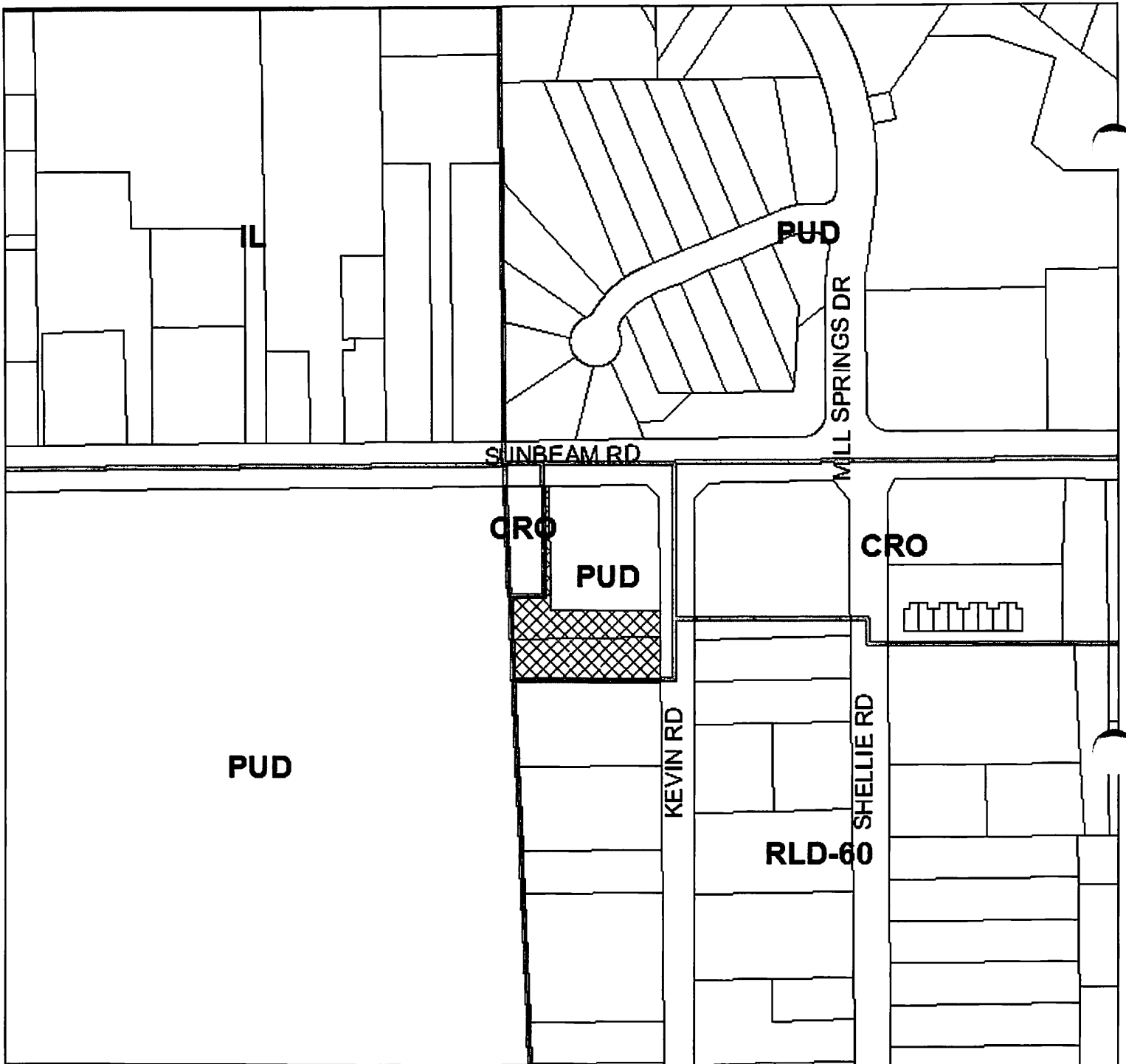
**PARCELS 1, 2, & 3 (149046-0010, 149050-0010, 149053-0000)**

LOTS 2, 3, 4, 10 AND 12, PEGGYVILLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 11 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; EXCEPTING THEREFROM ANY PORTION THEREOF CONVEYED TO THE CITY OF JACKSONVILLE, FLORIDA FOR WIDENING SUNBEAM ROAD.

LESS AND EXCEPT A PORTION OF LOTS 2, 3, 4 AND 10, OF PEGGYVILLE, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 11, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. LESS AND EXCEPT RIGHT OF WAY FOR SUNBEAM ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF LOT 12 OF SAID PEGGYVILLE SUBDIVISION; THENCE ALONG THE WEST BOUNDARY OF SAID PEGGYVILLE SUBDIVISION, N.02°37'16"W., A DISTANCE OF 149.69 FEET TO THE S.W. CORNER OF LOT 1 OF SAID PEGGYVILLE SUBDIVISION; THENCE DEPARTING THE WEST BOUNDARY OF PEGGYVILLE SUBDIVISION, ALONG THE SOUTH BOUNDARY OF SAID LOT 1, N.89°40'18"E., A DISTANCE OF 60.50 FEET TO THE S.W. CORNER OF LOT 2 OF SAID PEGGYVILLE SUBDIVISION; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LOT 1, ALONG THE WEST BOUNDARY OF SAID LOT 2, N.00°29'56"W., A DISTANCE OF 191.86 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SUNBEAM ROAD (BEING AN 80 FOOT RIGHT OF WAY); THENCE DEPARTING THE WEST BOUNDARY OF SAID LOT 2, ALONG SAID SOUTH RIGHT OF WAY LINE, N.88°51'55"E., A DISTANCE OF 11.21 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, N.88°51'55"E., A DISTANCE OF 172.31 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, S.40°18'19"E., A DISTANCE OF 29.04 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF KEVIN ROAD (BEING A 60 FOOT RIGHT OF WAY); THENCE DEPARTING THE SOUTH RIGHT OF WAY LINE OF SUNBEAM ROAD, ALONG THE WEST RIGHT OF WAY LINE OF KEVIN ROAD, S.00°31'56"E., A DISTANCE OF 199.50 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, S.89°28'04"W., A DISTANCE OF 191.00 FEET; THENCE N.00°29'56"W., A DISTANCE OF 220.01 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.96 ACRES, MORE OR LESS.

**Legal Description Dated 5/27/20**

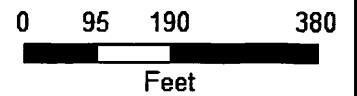
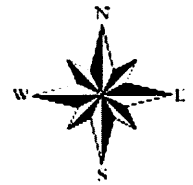
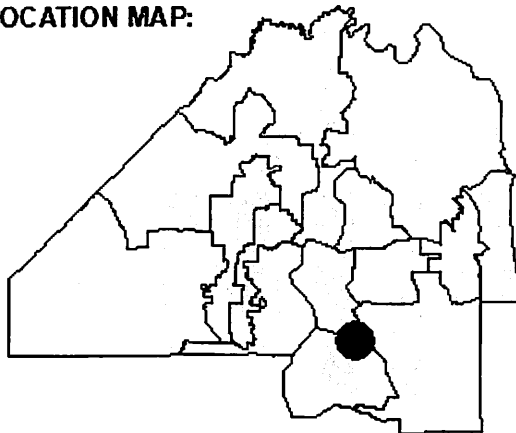


**REQUEST SOUGHT:**

**FROM: PUD**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**6**

**ORDINANCE NUMBER**

**ORD-2020-0331**

**TRACKING NUMBER**

**T-2020-2755**

**EXHIBIT 2  
PAGE 1 OF 1**



## 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:

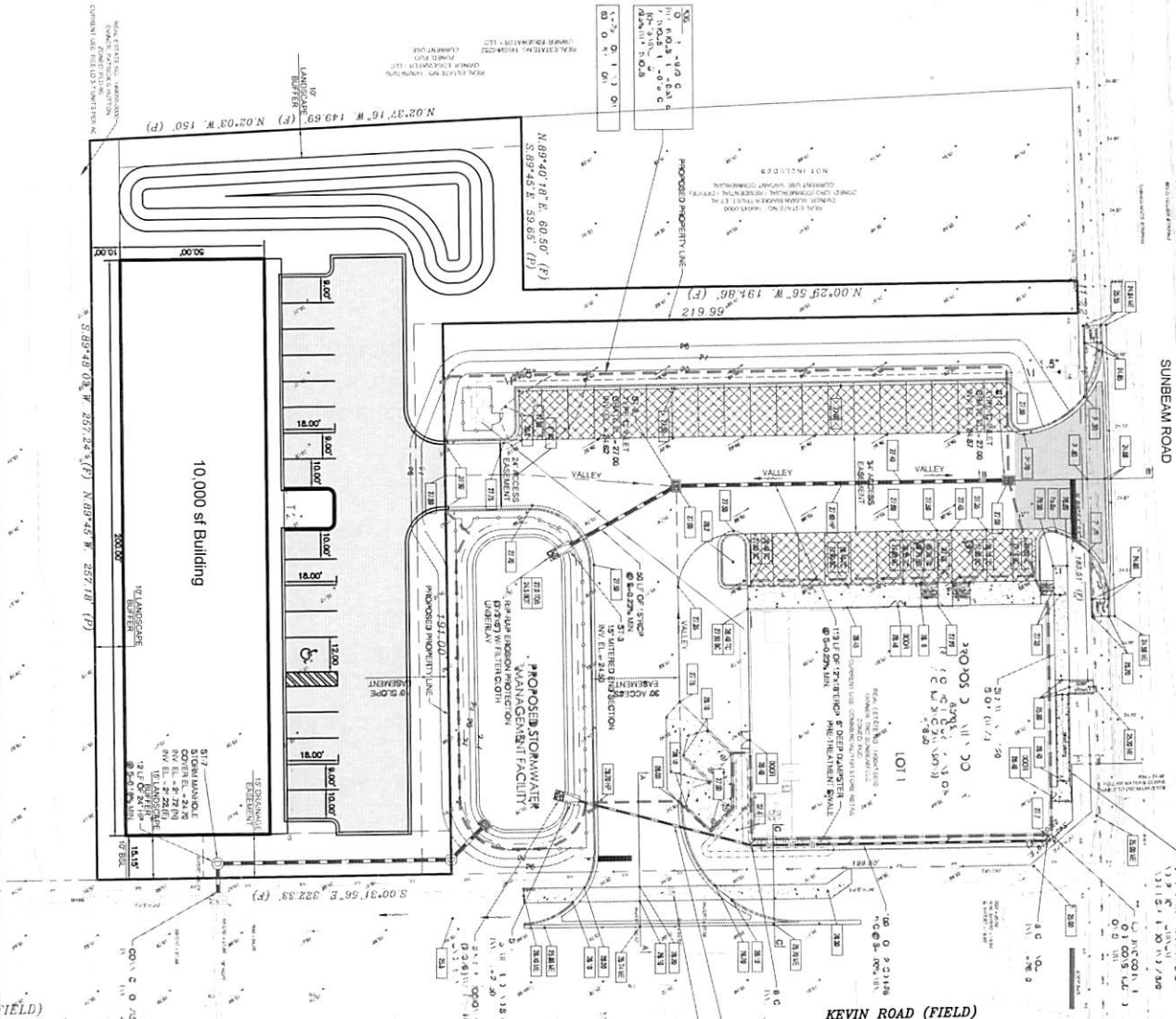
- A. Is more efficient than would be possible through strict application of the Zoning Code:
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

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.



**LOT TABLE**

LOT	AREA	PERCENTAGE	AREA
1	10,000.00	100.00%	10,000.00
TOTAL	10,000.00	100.00%	10,000.00

**PARKING**

TYPE	QUANTITY
STANDARD	18
TOTAL	18

REYNOLD D. PETERSON  
 LICENSE No. 84559  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 REYNOLD D. PETERSON  
 P.E. No. 84559

**ALPHA SOUTHEAST**  
 CA NO 29643  
 2650 ROSSELLE STREET, SUITE 2A  
 JACKSONVILLE, FLORIDA 32204  
 PHONE: (904) 551-4945

4572 SUNBEAM RD  
 FOR  
 NICOLE JOOST  
 CONCEPTUAL SITE PLAN - PER PUD

**REVISIONS**

NO.	DATE	DESCRIPTION
1	02/13/2020	ISSUED FOR PERMIT

SHEET NO.

D:\FAMA-ELE-ENR

**EXHIBIT F**

**Land Use Table**

Total gross acreage	<u>0.84</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	_____ Acres	_____ %
Industrial/Business Park (mixed-use flex warehouse)	<u>0.84</u> Acres	<u>100</u> %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.





ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street  
Jacksonville, Florida 32202-3139

Carter McMillan  
Driver, McAfee, Hawthorne & Diebenow, PLLC  
1 Independent Drive, Suite 1200  
Jacksonville, FL, 32202

February 10, 2020

Project Name: Sunbeam and King Project  
Availability#: 2020-0519

Attn: Carter McMillan,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

**Point of Connection:**

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement from the third party owner providing applicant with the right to construct the utilities.

**Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on [jea.com](http://jea.com).

**Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at [JEA.com](http://JEA.com). This document along with other important forms and submittal processes can be found, [https://www.jea.com/water\\_and\\_wastewater\\_development](https://www.jea.com/water_and_wastewater_development)

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team



21 West Church Street  
 Jacksonville, Florida 32202-3139

ELECTRIC                      WATER                      SEWER                      RECLAIMED

Availability#: 2020-0519  
 Request Received On: 1/30/2020  
 Availability Response: 2/10/2020  
 Prepared by: Roderick Jackson

**Project Information**

Name: Sunbeam and King Project  
 Type: Warehouse  
 Requested Flow: 1,500 gpd  
 Location: 0 Sunbeam Rd and 0 Kevin Road. (RE#s 149046-0010, 149050-0010, 149053-0000)  
 Parcel ID No.: 149046 0010;149050-0010; 149053-0000  
 Description: flex warehouse

**Potable Water Connection**

Water Treatment Grid: SOUTH GRID  
 Connection Point #1: Existing 10-inch water main within the Kevin Rd ROW, adjacent to this property.  
 Connection Point #2: NA  
 Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please email [estimate@jea.com](mailto:estimate@jea.com) with project address, availability number, approved plans showing where the proposed connections will be installed and signed and sealed fire flow calculations.

**Sewer Connection**

Sewer Treatment Plant: MANDARIN  
 Connection Point #1: Existing 4-inch sewer force main within the Kevin Rd ROW, adjacent to this property.  
 Connection Point #2: NA  
 Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to [fmconnections@jea.com](mailto:fmconnections@jea.com).

**Reclaimed Water Connection**

Sewer Region/Plant: N/A  
 Connection Point #1: No reclaim in the foreseeable future  
 Connection Point #2: NA  
 Special Conditions: N/A

**General Comments:**

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations. POC location to be field verified by developer during project design which includes a level A SUE report. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If needed a pre-design meeting may be scheduled prior to submitting a plan set. Send pre-design meeting requests, with availability number, to [wsedevprojrequests@jea.com](mailto:wsedevprojrequests@jea.com). Copies of reference drawings may be requested from the JEA Record online at [https://www.jea.com/engineering\\_and\\_construction/request\\_an\\_as-built\\_drawing/](https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/).