

EXHIBIT 3

WRITTEN DESCRIPTION

Sunbeam Flex Office

Complex PUD

August 20th, 2025

I. PROJECT DESCRIPTION

The fee simple owners of the real property identified in the attached Exhibit A, RE# 149028-0000 the (“Property”), which contains approximately 1.07 acres and currently designated Residential Professional Institutional (RPI) and zoned Commercial Residential Office (CRO), are seeking a rezoning to Planned Unit Development (PUD). The new designation will permit the property to be developed with flex space office /warehouses, offering office space and indoor storage for low intensity commercial/ industrial uses. The parcel fronts along Sunbeam Road, designated as a Collector Roadway according to the 2045 Comprehensive Plan, and a preferred truck route of the city and the FDOT. The subject parcel is ideally located for such use, being proximate to Philips Highway, and convenient access to the Interstate system.

The 2045 Comprehensive Plan identifies this parcel as being in the Suburban Area of the city and in close proximity to other parcels utilized for industrial and intensive commercial operations. The adjoining property to the south is designated RPI and Zoned CRO, developed as an office complex with various tenants. The parcel to the west is developed with a metal building and is utilized as a house of worship, also designated RPI/CRO. Similarly, the parcel to the east is also designated RPI/CRO but is a narrow property and vacant. Across Sunbeam Road, numerous large office buildings exist, as part of a mixed-use PUD, with an underlying land use of Community General Commercial (CGC).

The Sunbeam Road corridor is a 2.4 mile long, 5 lane, Urban Major Collector Roadway, with a posted speed of 45 miles per hour. The North Florida Transportation Planning Organization analyzed this corridor in 2024, noting that the western end is primarily developed with multi-family uses and the eastern half is light industrial and business park uses. This same study noted that traffic volumes along Sunbeam have been stable for about 15 years with volumes around 20,000 vehicles each day. While the immediate parcels to the subject property are not specifically utilized for these activities, the proposed development would not be out of character with the development trends and building styles found in the vicinity. The parcel appears to be generally level with no remarkable features and no variation in elevation. Upon approval of this PUD, the owners would move to design and commence construction as soon as possible.

The PUD will permit the development of up to 11,000 square feet of enclosed office/flex space/ warehouse uses, as well as all required parking and necessary pond areas as depicted on the Site Plan, (Exhibit E) dated September 4, 2024. The primary use of the property will be commercial offices, permitting flex space and small warehousing (flex space/ manufactures agents and display rooms, offices and indoor material storage). The developer would propose orienting the building along the southerly property boundary, locating the parking areas toward Sunbeam Road, consistent with development trends in the area. This orientation would serve to create a transition of uses from Sunbeam, south, protecting the residential development existing further south. In this manner the building serves as a buffer from the noise and activity along the Sunbeam Road corridor. As this development is intended to conduct activities indoors, the development serves to buffer surrounding lands, reducing noise and sightlines from those operations.

The PUD does differ from the conventional IBP zoning district, permitting considerably fewer uses and includes a binding site plan and written description, offering greater clarity for the community. All other provisions of the district and Zoning Code will be applicable.

The applicant has utilized the professional services of Mr. Folks Huxford in preparing this PUD request. No other professionals have yet been engaged.

It is appropriate to utilize such zoning tools to maintain the usable nature of the commercially designated property, while protecting the adjacent non-residential developments. The implementation of this PUD would further the goals, objectives, and policies of the plan.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as an Business Park providing commercial office and warehousing uses. The property will be developed in consonance with the goals and objectives of the BP Land Use Category of the City of Jacksonville 2045 Comprehensive Plan Future Land Use Element. It is the intent of the owner to commence the construction of the improvements immediately after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the landowner, in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

II. USES AND RESTRICTIONS

The Property may be further divided or developed as depicted on the attached site plan (Exhibit 3) dated September 4, 2024 (the “Site Plan,”) which is incorporated herein by this reference.

A. Permitted Uses:

- (1) Professional, medical, dental, and business offices, buildings trades contractors without outdoor storage and similar uses.
- (2) Commercial retail sales and service establishments.
- (3) Vocational, trade or business schools and similar uses.
- (4) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, packaging, fabrication, assembling of components, printing, and similar uses.
- (5) Manufacturer's agents and display rooms, permitting assembly of components and light manufacturing when in conjunction with a retail sales or service provided.
- (6) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.

(B) *Permitted accessory uses.* See [Section 656.403](#).

III. DEVELOPMENT STANDARDS

A. *Dimensional Standards.*

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as depicted on the Site Plan; However, this shall not serve to prohibit the individual sale of a space within the building as a condominium. The intent being to permit ownership of the area inside the walls of the building, permitting small business owners an opportunity to either rent or own a shop within the development.

Lot Size – None

Lot Width – None

Yards -

Front: 20 feet

Side: 20 feet

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 30 %
3. *Maximum height of structures:* Thirty-five (35) feet.

B. *Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

C. *Signs.*

1. The number, location size and height of signage to be located on the property shall be as follows:

Two double-faced monument signs, each not to exceed (100) one hundred square feet in area and (20) twenty feet in height, may be permitted along Sunbeam Road, at the opposite ends of the development. Said signs shall be located not closer than 200 feet from one another.

Illumination: internal or indirect lighting will be permitted as appropriate.

D. *Site Design and Landscaping.*

1. Loading facilities will be located along the northerly side of the proposed building.
2. Off-street parking shall comply with the requirements of Part 12 of the Zoning Code.

3. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. More specifically, sag lenses, drop lenses and convex lenses are prohibited. Furthermore, all lighting poles will not exceed 20 feet and will utilize metal halide, compact fluorescent, or LED bulbs with cutoffs as appropriate.

E. Building Orientation

1. The buildings will be oriented in a manner which will block noise and viewsheds from the truck parking/storage lot located to the west of the subject property, as depicted on the attached site plan (Exhibit 3) dated September 4, 2024, the "Site Plan,")

F. Parking

1. Parking spaces will be permitted as depicted on the Site Plan and meet, or exceed the requirements of Part 6, Zoning Code for a combination of uses. It is anticipated that some areas of the development will require additional parking for employees or patrons, being that the uses permitted include retail sales and services.

IV. 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 2045 Comprehensive Plan and Land Use Regulations. The proposed rezoning is a reasonable manner by which to permit the development of commercial flex space-related uses, providing opportunities for the area residents to own or operate a business close to their homes. Finally, the proposed PUD would promote the use of this vacant parcel and act to support development occurring along this corridor.

This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives, and Policies of the 2045 Comprehensive Plan.

This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are broad based and cannot be subject to generalized site plans;.

Represents an appropriate intensity for industrial/ commercial uses located along Sunbeam Road and creates a transitional land use buffer. The PUD offers a combination of possible uses, properly designed to promote a usable business complex in proximity to a strategic transportation corridor (I-95 and I-295), while limiting the intensity of the development to promote a desirable development pattern;

Will promote the purposes of the 2045 Comprehensive Plan, including the following:

1. FLUE Objective 1.1
2. FLUE Objective 3.2
3. FLUE Policy 3.2.2
4. FLUE Policy 3.2.12

V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated RPI according to the City's Future Land Use Map Series of the City's 2045 Comprehensive Plan. A companion land use amendment would permit the property to be reclassified as Business Park (BP). The uses and amounts (intensity) proposed in the PUD would be consistent with these designations as well as the needed and established uses in the vicinity.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/ Mobility System.
- C. *Allocation of Residential Land Use.* No residential use is intended for this PUD.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from Sunbeam Road as well as Shellie Road. Using the PUD, only one access will be permitted from Sunbeam Road. Any driveway(s) will necessitate the review and approval of the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The PUD significantly reduces the otherwise allowable uses of the IBP Zoning District. All uses listed herein are lower traffic generators and act to support the area residents offering services and employment. Surrounding properties to the east and west are industrial, as noted in the TPO study and the adjacent parcels would not be affected by this development.
- F. The development will be appropriately screened from adjacent properties and structures, being oriented in a manner that will act to protect the lesser intensive properties to the south. The uses are consistent with the character of the area along Sunbeam Road, in this area.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

- I. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* Parking areas will be provided for all uses as per Part 6, Zoning Code and loading/ unloading will be accommodated internally.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2045 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.