

WRITTEN DESCRIPTION

ATERRO PUD

February 26, 2024

- A. Current Land Use Designation: PBF & CG
- B. Current Zoning District: PUD (2017-752)
- C. Requested Zoning District: PUD
- D. RE#: 149039-0600, 149039-0700

SUMMARY DESCRIPTION OF THE PLAN

Jeremy's Hill, LLC, and Aterro, LLC (the "Owners") propose to rezone approximately 3.50 acres of property from Planned Unit Development (PUD) to PUD. The Property is described as depicted on the legal description on Exhibit "1" (the "Property"). A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan"). Surrounding uses are Commercial General, Public Buildings & Facilities, and commercial offices.

The original PUD encompassed 224.79 acres (2006-1115). Twenty-seven (27) acres within the original PUD were conveyed to Edgewater at Sunbeam, Ltd. and were developed into a residential condominium community with 134 residential units known as "Edgewater at Sunbeam, a Condominium." **The lands owned by Edgewater at Sunbeam are NOT part of this rezoning.**

The subsequent PUD encompassed 198.7 acres (2017-752). Approximately thirty-eight (38) acres was developed as an age-restricted residential community. Approximately 5.45 acres along Sunbeam Rd. were designated as commercial usage. The remaining 154 acres consist of primarily a closed landfill being converted into a park. **This PUD is applicable to the 5.45-acre parcel along Sunbeam Rd. and a 1.94-acre portion of the 154 acres.**

A waiver of the minimum distance requirements for a liquor license is being requested and is included in **Section N** below.

PUD DEVELOPMENT CRITERIA

A. Description of Uses

1. Permitted Uses and Structures

- a. Parcel "A" - Approximately 3.50 acres, allowing for permitted uses and permissible uses with the grant of an exception, including churches, consistent with a Commercial Office (CO) zoning.
 - i. Uses specifically restricted under this PUD include:

1. Gas Stations
 2. Facilities to repair automobiles, boats, small engines, lawn equipment, or any such mechanical device.
 3. That portion of the parcel that is over the PBF land use will be allowed church, and church related, uses only. This includes a private school.
- b. Parcel "B" – Approximately 0.92 acres, allowing for permitted uses consistent with a Commercial Community/General – 1 (CCG-1) zoning.
- c. Parcel "C" - Approximately 2.97 acres, allowing for open air recreational uses, food services, restrooms, and related buildings containing in the aggregate up to 5,000 square feet, and related accessories, will be allowed in the area shown on the Site Plan. The sale and service of alcoholic beverages in connection with operation of the Multi-Use Recreational Facility outlined in 2017-752 shall be permitted.

Permitted uses within the MURF include the following:

1. A destination for "run enthusiasts" that includes a track for running events. This track can contain "cross fit" stations, as well as other amenities related to the sport of running.
2. Leisure activities such as lawn bowling, Frisbee, Frisbee Golf, badminton, tennis, handball and other similar activities.
3. Classes for recreational purposes including yoga, painting, sculpting, etc.
4. Dog Park
5. Such events intended to bring the community together for recreational purposes.
6. Walking and Running Trails to be added to the MURF.
7. A garden center for the presentation and sale of landscaping to the public

Restrictions to the MURF include:

1. The facility will cease operation no later than 10:00 PM.
2. Any use visible from Craven Road will be confined within 1,300 feet from Sunbeam Road. This restriction does not apply to the running track.
3. There will be no access to the MURF from any point along Craven Road.
4. Lighting for any of the uses will be restricted to be within 500 feet of Sunbeam Road.

2. **Permitted Accessory Uses and Structures.** Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code, provided, however, that the yard, setback and height restrictions of Section 656.403 do not apply to such uses and structures.

B. Minimum Lot and Building Requirements.

1. ***Minimum building setbacks and yard requirements.*** The building setbacks will be provided for the development as a whole from the overall Property boundaries for all uses and structures as follows:

- a. Front – Twenty (20) feet.
- b. Side – five (5) feet.
- c. Rear – Twenty feet.
- d. Between buildings – Ten (10) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, park furniture, and other similar improvements shall be permitted within the minimum setbacks. Minimum side and rear yard requirements may overlap with the uncomplimentary land use buffer.

2. ***Maximum lot coverage by all buildings.***

Commercial / Other uses – None

3. ***Maximum height of all structures.*** Forty-five (45) feet, as measured from the established grade for each building to the top of the highest eave and/or ridge. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spired, cupolas, antennae, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

- C. **Common Landscape Maintenance.** The Owner shall ensure the proper maintenance of all common areas, lawns, and landscaping.

D. Access.

- a. Access to Parcel “A” will be twofold: Primary site access will be a joint drive off Sunbeam Rd. between Parcel “A” and Parcel “B”. Secondary access to Parcel “A” will be along Craven Rd. south of Sunbeam Rd. The design of the access point and internal drives as shown on the Site Plan may vary prior to development: provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal drive will be private and maintained by the property owners of Parcels “A” and “B”.
- b. Access to Parcel “B” will be a joint drive off of Sunbeam Rd. between Parcel “A” and Parcel “B”.
- c. Access to Parcel “C” will be an existing access point approximately 1,300 feet east of the intersection of Craven Rd. and Sunbeam Rd.

- E. **Pedestrian Circulation.** All parcels are adjacent to Sunbeam Rd. with existing sidewalks.
- F. **Signage.** Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. In addition,
- a. Parcel “A” – Signage will be allowed in accordance to the Community Commercial General - 1 (CCG-1) zoning designation.
 - b. Parcel “B” - Signage will be allowed in accordance to the Community Commercial General – 1 (CCG-1) zoning designation.
 - c. Parcel “C” – One (1) double faced, illuminated, ground-mounted or monument sign not to exceed one hundred sixty (160) square feet in size and Twenty (20) feet in height to designate entry into the multi-use park is permitted on Sunbeam Road for the use of the MURF operator.
 - d. Directional Signs – Directional Signs that indicate ways to and from the PUD entrance and key components of the Project for drivers of vehicles and for pedestrians shall be permitted throughout the PUD. The design of such Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant logo and name of the Project. Vehicle-oriented Directional Signs shall be a maximum of eight (8) square feet in area per sign face.
 - e. Temporary Signs – Temporary signs, including but not limited to real estate for lease / sale, contractor, modular units or financing signs or banners, shall not exceed a maximum of thirty-two (32) square feet each and shall be strictly limited to four (4) such signs on site at any one time.
 - f. Construction fence screening shall be allowed under the following conditions; (a) it shall not exceed eight (8) feet in height, (b) graphics shall not exceed fifty percent (50%) of the entire exterior surface area, (c) shall be maintained in good order, condition and repair, and (d) shall be removed upon Certificate of Occupancy.
- G. **Parking and Loading Requirements.** Parking requirements for Parcels “A” and “B” will be subject for review by the City of Jacksonville Planning Department. Parking for Parcel “C” will be an existing gravel lot.
- H. **Landscaping | Fencing / Screening.** Landscaping will be constructed and maintained in accordance with the Landscape and Tree Protection Regulations set forth in Part 12 of the City of Jacksonville Zoning Code, except as specifically noted immediately below. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs.
- I. **Architectural Design.** The architecture of the structures within the Parcels will be in accordance with the overall aesthetic of the Multi-Use Recreational Facility.
- J. **Lighting.** Exterior lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any adjacent property outside the PUD.

- K. **Storm Water Retention.** Storm water retention / detention systems shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District. The established grade of all buildings shall be designed with best efforts to minimize storm water runoff onto adjacent properties.
- L. **Utilities.** Electric power will be provided to the site by JEA. Water and sewer services will be provided by JEA.
- M. **Temporary Uses.** Temporary construction offices and trailers shall (a) be placed within the PUD, (b) shall be maintained in good order, condition and repair, and (c) shall be removed upon the issuance of the last Certificate of Occupancy. Parking for such temporary uses may be provided off-site in the event of insufficient on-site parking. Construction shall proceed in a manner which reasonably attempts to mitigate any adverse impacts on neighboring properties.
- N. **Waiver of Minimum Distance for a Liquor License.** A waiver of minimum distance for a liquor license location, as detailed in Section 656.805 of the zoning code, is requested. The parcel that is dedicated for church use is 3.5 acres of the 154-acre project. The vast majority of the food and beverage service for the project will be proximate to the church parcel.

The church portion of the property is one of three parcels along Sunbeam Road. It will be developed prior to the other two parcels that would have zoning in place to accommodate a facility that serves alcohol.

Currently, the only church affected by the waiver would be Momentum Church, which is located approximately 300 feet east of the easterly boundary of the property along Sunbeam Road. There are no schools within 1,500 feet of the property.

- O. **Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, by minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by an administrative modification or minor modification.
- P. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.
- Q. **Successors in Title.** All successors in title to the Property, or any portion of the Property shall be bound by the conditions of the PUD, unless modifies as provided above or otherwise by law.