

WRITTEN DESCRIPTION

Revised 5050 Sunbeam Road PUD
RE# 149085-0020
June 26, 2024

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 1.00 acre of property from PUD to PUD. The parcel is located in the southeast quadrant of Sunbeam Road and Hood Road.

The subject property is currently owned by Norman Safar and Rimoun N. Safar, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property is currently developed as a commercial shopping center. Surrounding uses include: LI/IL (warehouse/service garage/office) to the north; LI/IL to the east (shopping center); RPI/CO to the south (office) and RPI/CO to the west (warehouse).

Project Name: Revised 5050 Sunbeam Road PUD

Project Architect/Planner: JAA Architecture, Inc.

Project Engineer: JAA Architecture, Inc.

Project Developer: Norman Safar

II. QUANTITATIVE DATA

Total Acreage: 1.00

Total amount of non-residential floor area: up to 30,000 s.f.

Total amount of recreation area: N/A

Total amount of open space: N/A

Total amount of public/private rights of way: N/A

Total amount of land coverage of all buildings and structures: up to 15,000 s.f.

Phase schedule of construction (include initiation dates and completion dates)

The site is currently built-out. The only construction is renovation to the existing structure.

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both
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
5. Service establishments such as barber or beauty shops, shoe repair shops
6. Restaurants including drive-in or drive-through facilities
7. Banks, including drive-thru tellers, 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, subject to 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. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters)
14. 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
15. Permanent or restricted outside sale and service
16. Restaurants, establishments or facilities with the outside sale and service
17. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry,

cameras and sporting goods.

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

B. Limitations on Permitted or Permissible Uses by Exception:

1. Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided.
2. Products shall be sold only at retail.

D. Permitted Accessory Uses and Structures:

See §646.403

IV. STATEMENTS

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

The PUD limits uses from usual Zoning Code application.

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.

All areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Lot Requirements (site is fully developed):

- (1) *Minimum lot area:* 7,500 sf, 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:* 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:* 0 feet
- (6) *Minimum rear yard:* 0 feet

(7) *Maximum height of structures:* 40 feet

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* Parking shall be as shown on the conceptual site plan.

(2) *Vehicular Access.*

- a. The site is fully developed and vehicular access to the Property is via Sunbeam Road and Hood Road, substantially as shown in the Site Plan.

(3) *Pedestrian Access.*

- a. The site is fully developed with pedestrian access provided as required at the time of development.

C. Signs.

The site is fully developed with existing signage. Future Signage will be developed in accordance with Part 13 requirements of the Zoning Code.

D. Landscaping:

The Property is surrounded by industrial and commercial uses. As such, landscaping for the project along property boundaries shall not be required.

E. Utilities:

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

F. Recreation and Open Space:

N/A.

G. Wetlands

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

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.

VII. 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.

- 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.

EXHIBIT F

PUD Name: Revised 5050 Sunbeam Road PUD

Land Use Table

Total gross acreage	1.0 Acres	100%
Amount of each different land use by acreage		
Commercial	1.0	100%
Industrial	0	
Other land use	0	%
Active recreation and/or open space	N/A	%
Passive open space	N/A	%
Public and private right-of-way	N/A	%
Maximum coverage of buildings and structures	up to 15,000 s.f	