

Exhibit 3

WRITTEN DESCRIPTION

March 18, 2021

A1A Properties LLC.

I. PROJECT DESCRIPTION

- A. William L. Carriere-through Principal buyer, James Fuqua proposes to rezone approximately **+/- 0.33 acres** of property from CO (Commercial Office) to PUD (Planned Unit Development), **RE# 167219-0000**, RE# 167218-0600, and **RE# 167213-0000**, to allow the redevelopment of the subject property as new warehouse/office facility featuring on building, which will be approximately 5,000 enclosed square feet.

The Property is currently owned by William L. Carriere- contracted through James Fuqua. The property is located east of San Pablo Road, just south of the intersection lying between Cocoanut Road and Bamboo Drive.

Property encompassing, to the North and East, were rezoned PUD (Planned unit development) in March of 2020. Further compassing the Property to PUD will add cohesiveness to the area's development. The proposed PUD will be consistent and compatible with the existing land uses and zoning of the adjacent and nearby properties and overall general area, aiding in the area's logical and orderly development pattern.

- B. Project Architect/Planner: **Studio1+ (Contact: Joe Knous, RA)**
- C. Project Engineer: **Foresite Group, LLC. (Contact: Ryan A. Renardo, P.E.)**
- D. Project Developer: Envision Custom
- E. Current Land Use Category: Commercial Office (CO)
- F. Current Zoning District: Commercial Office (CO)
- G. Requested Zoning District: Planned Unit Development (PUD)
- H. Requested Land Use Category: N/A
- I. Real Estate Numbers: **167219-0000, 167218-0600 and 167213-0000**

II. Quantitative Data

- A. Total Acreage: +/- 0.33 acres
- B. Total (maximum) number of dwelling units: N/A
- C. Total amount of non-residential floor area: 5,000 enclosed sf
- D. Total amount of recreation area: N/A
- E. Total amount of open space: N/A
- F. Total amount of public right of way: N/A
- G. Total amount of land coverage of all buildings and structures: 80%
- H. Phase schedule of construction: anticipation of completion date 2023

III. Statements

- A. This proposed PUD rezoning will allow the redevelopment of the blighted area of the city. Redevelopment of this neighborhood, still called by many "Dodge City" will enhance the character and quality of life in its general area. Development of this now vacant land will also help with vagrancy in the area.
- B. This proposed PUD rezoning is more efficient than would be possible through the strict application of the City's Zoning Code because it allows and encourages compatible, flexible uses that promote a continuity of purpose and use the overall area. By modifying the use limits mandated by the Properties of the City Comprehensive Plan's Future Land Use Element's direction for the Property's Future Land Use designation, Community Office, characterized by mixed uses that serve large and small proposed PUD rezoning is consistent with the surrounding functional land use categories, zoning districts and existing development and re-development patterns in the area.
- C. The location of the Property is representative of commercial infill, and the proposed PUD rezoning contains a development plan which includes an allowable mix of office/warehousing uses with sufficient complimentary land use. The proposed development will be compact and well-connected and is in a location that will support multimodal transportations. The proposed PUD promotes the desired concept of nodal development, given Property's location all the east side of San Pablo Road close to its intersection with Atlantic Boulevard, two of the city's major arterial roadways.

IV. Uses and Restrictions

A. Permitted Uses

1. All allowable uses by right as provided for in the Commercial Office (CO) **zoning** district.
2. Medical and dental offices or clinics (but not hospitals).
3. Professional and business offices.
4. Banks without drive-through, savings and loan institutions, and similar uses.
5. Art galleries, dance, art, gymnastics, fitness center, martial arts, and music studios and theatres for stage performances but no motion picture theatres).
6. Vocational, trade, business schools and similar uses.
7. Parks, playgrounds, and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
8. Libraries, museums, and community centers.
9. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances, and similar products either in conjunction with a professional service being rendered or in a stand-alone structure non exceeding 4,000 square feet.
10. Building trade contractors, along with outdoor parking of vehicles and trailers used in conjunction with **that** use, are allowed as permitted use. However, outdoor storage is prohibited.
11. Essential services including water, sewer, gas, telephone, radio television and electric, meeting the performance standards set forth in Part 4.
12. Churches including a rectory or similar uses.
13. Employment office (but not a day labor pool).
14. Radio and television broadcasting studios and offices (subject to Part 15).
15. **Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space and all merchandise is stored within an enclosed building.**

B. Permissible uses by exception:

1. The uses permitted by exception under the Commercial Office **zoning** district, provided that a zoning exception be applied for and subsequently obtained from the City in accordance with the City's Zoning Code
2. Emergency shelter meeting the performance standards and development criteria set forth in Part 4.
3. Essential services meeting the performance standards and development criteria set forth in Part 4.
4. Day Care centers meeting the performance standards and development criteria set forth in Part 4/

5. Drive-through facilities in conjunction with a permitted or permissible use or structure.
 6. Private clubs
 7. Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry (including watch repair but not pawn shops), art cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales, florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning station, all not to exceed 50 percent of the gross floor area of the building of which it is a part.
 - i. Sale display and preparation shall be conducted within a completely enclosed building.
 - ii. Products shall be **sold only** at retail
 - iii. No sale, display or storage of secondhand merchandise shall be permitted.
 8. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on premises consumption only, subject to the following condition:
 - i. Seating Shall not exceed a capacity of 60; provided that seating may be unlimited where total floor area of the restaurant does not exceed the percent of the gross floor area of the building of which it is a part.
- C. Limitations on permitted uses or permissible uses by exception:
- D. Permitted accessory uses and structures:
1. Subject to Part 4, Section 656.403, City of Jacksonville Ordinance Code.

V. Design Guidelines

- A. Lot Requirements:
1. Minimum Lot Area: **N/A**
 2. Minimum lot width: **N/A**
 3. Maximum Lot Coverage: **85%**
 4. Minimum front yard: 20 feet
 5. Minimum side yard: 10 feet
 6. Minimum rear year: 10 feet
 7. Maximum height of structures: 35 feet / **2-stories**
- B. Ingress, Egress, and circulation:
1. Parking requirements. The parking requirements for this development shall be consistent with the requirements found in Part 6 of the City of Jacksonville Ordinance Code.
 2. Vehicular access. Vehicular access to the Property shall be by way of Coconut Drive.
 3. Pedestrian Access. Pedestrian access shall be provided by existing sidewalks.
- C. Signs:

1. Permanent single- or double-faced identity signage may be installed by the Project Developer at the entrance to the Property located nearest the intersection of San Pablo Road and the sign may be located within the road right of way or within the property.
2. The permanent single- or double-faced identity signage shall not exceed 24 square feet in area or 12 feet in height.
3. Real estate and or construction signage shall be allowed on the Property as provided by Section 656-1306, Ordinance Code.

D. Landscaping:

1. Landscaping shall meet the requirements of the Part 12 Landscaping Regulations of the City's Zoning Code.

E. Recreation and Open Space:

1. Not applicable, as the Property is currently zoned and is proposed to be non-residential.

F. Utilities:

1. Water, sanitary, sewer and electric will be provided by the Jacksonville Electric Authority.

G. Wetlands:

1. The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District and all other local, state, and federal requirements.

H. Buffer:

2. The Properties surrounding are all zoned PUD and will used in the same manner, no landscaping boundaries are needed. Property has no neighboring residential properties

VI. Development Plan Approval:

- A. Along with each request for verification of substantial compliance with the PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses with the Property, and showing the general layout of the overall Property.

VII. PUD Review Criteria:

- A. Consistency with the City's Comprehensive Plan. According to the Future Land Use Map series ("FLUMS") of the City's 2030 Comprehensive Plan, the PUD's proposed designated late use is/are Commercial Office, which allow for the use(s) requested in the subject PUD rezoning.

- B. Consistency with the Concurrency and Mobility Management System. The PUD will satisfy all concurrency and mobility requirements as required by the City of Jacksonville Planning Department's Concurrency and Mobility Management Office ("CMMSO").
- C. Allocation of Nonresidential Land Use(s). The PUD provides for nonresidential uses(s). The PUD provides for nonresidential use(s) which is/are compliance with the City's 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access. Vehicular access will be from South East Coconut Road,
- E. External Compatibility/ Intensity of Development. The proposed PUD is consistent with the Section 656.125(b) (1,2, and 3), Ordinance in that.
 - 1. Will constitute zoning that is in keeping with and related to the zoning of connecting properties and nearby districts.
 - 2. The use(s) permitted under the proposed PUD rezoning will be consistent and compatible with the existing land uses and zoning of adjacent and nearby properties and the overall general area, adding in the area's logical and orderly development pattern.
 - 3. The proposed rezoning and its Property's subsequent development will enhance the character and quality of life in its general area and overall neighborhood.
- F. Recreation/Open Space: Not Applicable. Nonresidential PUD
- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state, and feral agencies with jurisdiction.
- H. Listed Species Regulations: The Property is less than 50 acres in size therefor a listed species survey is not required.
- I. Off street Parking and Loading Requirements: The off-street parking requirements for the proposed PUD rezoning shall be consistent with the off-street parking requirements in Part 6 of the City's Zoning Code.
- J. Sidewalks: Existing Sidewalks
- K. Stormwater Retention: Stormwater retention will be consistent with requirement of the City Zoning Code.
- L. Utilities: The Jacksonville Electric Authority will provide all utilities.