

Exhibit 3

WRITTEN DESCRIPTION

DESI TRANSPORT PUD

March 25, 2022

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

6572 Lenox Avenue and 0 Lenox Avenue, RE #s: 011776-0010, 011776-0000, and 011767-0000, respectively; 1.13 total acres; currently vacant property in RMD-D zoning district (011776-0000 & 011776-0010) and CO & CCG-1 zoning districts (011767-0000); surrounding uses are either vacant, commercial general (CCG-1), commercial office (CO) or medium-density residential (RMD-D). Types of surrounding uses include small business, multi-family development, and vacant. The proposed project will consist of 15 parking spaces for line-haul trailers, 8 standard parking spaces, a maintenance shop, office building and storm water retention pond.

- B. Project Name: **DESI TRANSPORT PUD**

- C. Project Architect/Planner: **To Be Determined**

- D. Project Engineer: **Tocoi Engineering**

- E. Project Developer: **To Be Determined**

- 1.) Current Land Use Designations: **CGC**
- 2.) Current Zoning District: **CCG-1, CO & RMD-D**

- F. Requested Zoning District: **PUD**

- G. Real Estate Number(s): **011776-0010, 011776-0000, and 011767-0000.**

II. QUANTITATIVE DATA

- A. Total Acreage: **1.13 acres**

- B. Total number of dwelling units: **0**

- C. Total amount of non-residential floor area: **4,000 sq.ft.**
- D. Total amount of recreation area: **0 acres**
- E. Total amount of open space: **0.05 acres**
- F. Total amount of public/private rights-of-way: **0 acres**
- G. Total amount of land coverage of all buildings and structures: **4,000 sq. ft.**
- H. Phase of schedule of construction (include initiation dates and completion dates):
Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.

III. STATEMENTS

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

The proposed PUD includes a multi-parcel property that is currently zoned CO (Commercial Office), CCG-1 (Commercial General) and RMD-D (Residential Medium Density). The intended use of the property is going to be changed from vacant office/commercial/residential to PUD to accommodate a 15 spot line-haul storage facility with maintenance and office shops, along with the requisite storm water management pond.

- 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 owner and its successors, assigns and lessees will continue to operate and maintain all areas and functions of the Property described herein.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- 1.) Overnight parking and storage of line-haul trucks and trailers.
- 2.) Automobile maintenance or service.
- 3.) Commercial retail sales and service establishments.
- 4.) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- 5.) Professional or business offices.
- 6.) Medical and dental or clinics (but not hospitals).
- 7.) Adult Congregate Living Facility (but not group care home or residential treatment facility).
- 8.) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- 9.) Churches, including a rectory or similar use, meeting the performance and development criteria set forth in Part 4.
- 10.) 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 not exceeding 4,000 square feet.

- 11.) Day care centers incidental to professional office.
- 12.) Art galleries, dance, art, gymnastics, fitness centers, marital arts and music studios, and theatres for stage performances (but not motion picture theatres).

B. Permissible Uses by Exception:

- 1.) Borrow pits subject to the regulations contained in Part 9.
- 2.) Nursing homes.
- 3.) Residential treatment facilities.
- 4.) Private clubs.
- 5.) Off-Street parking lots meeting the performance standards and development criteria set forth in Part 4.
- 6.) Multi-Family residential integrated with a permitted use.

C. Limitations on Permitted and Permissible Uses by Exception: *See above.*

D. Permitted Accessory Uses and Structures: *Those authorized in Section 656.403.*

E. Restrictions on Uses: *None.*

V. DESIGN GUIDELINES

A. Lot Requirements:

- 1.) *Minimum lot area: None*
- 2.) *Minimum lot width: None*
- 3.) *Maximum lot coverage: None*
- 4.) *Minimum front yard: None*
- 5.) *Minimum side yard: None*
- 6.) *Minimum rear yard: 10 feet*
- 7.) *Maximum height of structure: 60' feet*

B. Ingress, Egress and Circulation:

Parking Requirements. The parking required for this development will meet the requirements of Part 6 of the Zoning Code.

- 1.) *Vehicular Access.*
 - a. Primary vehicular access to the Property shall be by way of Lenox Avenue, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.**

- b. **Within the Property, internal access 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.**

2.) *Pedestrian Access.*

- a. **Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and the City's Land Development Regulations.**

C. **Signs:**

Signage shall be as permitted by Part 13, Chapter 656, Zoning Code, or under the CCG-1 zoning district.

D. **Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

Further, landscape screening will be provided along Lenox Avenue, and the eastern borders of the property as depicted in the attached site plan.

E. **Recreation and Open Space:**

0 acres of recreation and 0.05 acres of open space will be provided as shown in the Site Plan.

F. **Utilities.**

Water and electric will be provided by JEA. Sanitary sewer service to the site has not yet been established. The proposed development will connect to available JEA services.

G. **Wetlands**

There are no jurisdictional or isolated wetlands on the Property.

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 by developing multiple vacant parcels zoned CO, CCG-1 and RMD-D into a service providing overnight parking and storage facility for line haul trucks and trailers. The surrounding area is serviced by such transportation means and this facility will reduce truck-time on area roads by allowing parking and storage within the vicinity of logistics, shipping and commercial customers. The project will be designed so that the southwestern portion of the property will largely remain vacant, containing existing wetlands and a storm water management pond, while the eastern portion of the property will contain the requisite landscape buffer and fence screening;
- C.** Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan by developing multiple vacant parcels zoned CO, CCG-1 and RMD-D into a service providing overnight parking and storage facility for line haul trucks and trailers. The surrounding area is serviced by such transportation means and this facility will reduce truck-time on area roads by allowing parking and storage within the vicinity of logistics, shipping and commercial customers. The project will be designed so that the southwestern portion of the property will largely remain vacant, containing existing wetlands and a storm water management pond, while the eastern portion of the property will contain the requisite landscape buffer and fence screening;
- D.** Provides a needed service in the area by developing an overnight parking and storage facility for line haul trucks and trailers. The surrounding area is serviced by such transportation means and this facility will reduce truck-time on area roads by allowing parking and storage within the vicinity of logistics, shipping and commercial customers.