

## **EXHIBIT 3**

### **American Legion Mandarin Post 372 PUD Written Description July 19, 2023**

#### **I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A.** Current Land Use Category: LDR
- B.** Current Zoning District: RLD-60
- C.** Requested Land Use Category: PBF
- D.** Requested Zoning District: PUD
- E.** Real Estate Number: 158290-0020

#### **II. SUMMARY DESCRIPTION OF THE PLAN**

This application is a companion rezoning to pending Small Scale Land Use Amendment Application # L-2023-5836, seeking a change of land use category from Low Density Residential (LDR) to Public Buildings and Facilities (PBF). The Applicant proposes to rezone approximately 1.1± acres of property (the “Property”) from Residential Low Density-60 (RLD-60) to Planned Unit Development (PUD) to permit the infill development of vacant, undeveloped property with an American Legion Post private club.

The Property is located on the south side of Old St. Augustine Road between Lake Gardens Drive and Whitmore Oaks Drive, as shown on Exhibit “K”, and is currently undeveloped. The Property is more particularly described in the legal description attached as Exhibit “1” to this application. A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”).

#### **III. PUD DEVELOPMENT CRITERIA**

##### **A. Description of Uses and Development Criteria**

1. *Permitted uses.* American Legion Post private club and related amenities and activities, including outdoor civic ceremonial events, outdoor cooking, sales and service of all alcoholic beverages for on-premises consumption, and bingo, trivia, card games and similar activities; essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.

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Ham/shortwave radio operations with an antenna up to fifty (50) feet in height are permitted.

2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code. A patio may be located within any required uncomplimentary buffer.
3. *Minimum lot requirement (width and area).* Approximately 1.1 acres as shown on the Site Plan.
4. *Maximum lot coverage by all buildings.* Thirty-five percent (35%).
5. *Impervious surface ratio.* Sixty percent (60%).
6. *Minimum Yard Requirements and Building Setbacks.* Front – 20’; Side – 5’; Rear – 10’. Encroachments by sidewalks, driveways, parking, signage, utility structures, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks.
7. *Maximum height of structure.* Thirty-five (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

**B. Overall Development Criteria.**

1. *Access.* As shown on the Site Plan, access to the site will be available from Old St. Augustine Road.  

Interior drives will be privately owned and maintained. The location and design of all access points and interior drives is conceptual and the final location and design of each is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.
2. *Pedestrian Circulation.* Internal pedestrian circulation will connect to the existing sidewalk on the south side of Old St. Augustine Road.
3. *Recreational/Open Space.* Outdoor recreational, civic ceremonial, and cooking activities and facilities consistent with the particularized nature of the proposed use will be permitted and provided. Bingo, trivia, card games and similar activities are permitted within the building.

4. *Parking and Loading Requirements.* The proposed 6,300 square foot building would require 32 parking spaces. Forty-five (45) parking and one (1) loading space will be provided.
5. *Signage.* There will be one double-faced or two single-faced externally illuminated monument parcel identification sign(s), not to exceed twenty-four (24) square feet in area per sign face and eight (8) feet in height, along the Old St. Augustine Road frontage.

Directional signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. Wall signs not exceeding ten (10) percent of the square footage of the occupancy frontage or respective side of a building abutting a public right-of-way or approved private street are permitted within the PUD.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary to the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

6. *Landscaping/fencing.* Landscaping will be provided in accordance with the requirements set forth in Part 12 of the Zoning Code; provided, however, that any required uncomplimentary buffer may overlap with the building setbacks. In addition, a patio may be located within any required uncomplimentary buffer. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation. A six foot vinyl fence will be provided on the west, south, and east property lines. The Old St. Augustine Road frontage may be fenced and gated.
7. *Architectural Design.* Buildings (including roof types and facades), structures and signage will be constructed and painted with materials which are aesthetically compatible with the surrounding single family residential development. Dumpsters, propane tanks, and similar appurtenances in each parcel shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located on the parcel, such that the dumpster, propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.

8. *Lighting.* Lighting within the PUD shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on adjacent uses.
9. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction, including the St. Johns River Water Management District. Stormwater retention areas may be located on or off-site and may be shared with other parcels provided the stormwater design for the PUD meets the standards and requirements of the City of Jacksonville and the St. Johns River Water Management District.
10. *Utilities.* Electric utility, water and sewer services will be provided by the JEA.
11. *Maintenance of Common Areas and Infrastructure.* The common areas and infrastructure within the Property will be maintained by the owner.
12. *Conceptual Site Plan.* The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the 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. The building location and drives shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.
13. *Temporary Uses.* Temporary construction trailer(s) shall be allowed to be placed on site and moved throughout the site as necessary.
14. *Modifications.* Amendments to this approved PUD district may be accomplished by administrative modification, 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 a minor modification.

#### IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan:** Upon approval of the companion Small Scale Land Use Amendment, the Property will be located within the PBF land use category of the Future Land Use Element of the Comprehensive Plan, which permits the proposed private club use. Zoning approval would allow infill development of a vacant parcel fronting an arterial road, and would further Policies 1.1.1, 1.1.8, 1.1.9, and 1.1.22 of the Future Land Use Element of the 2045 Comprehensive Plan.
- B. **Roadways / Consistency with the Concurrency Management System:** The development of the Property will comply with the requirements of the Concurrency and Mobility Management System.
- C. **Allocation of Residential Land Use:** Not applicable.
- D. **Internal Compatibility:** The Site Plan attached as Exhibit “E” addresses access and circulation within the site. Access to the site will be available from Old St. Augustine Road. Internal circulation will be provided by private drives. The PUD contains special provisions for signage, landscaping, sidewalks, parking, and other issues relating to the common areas and vehicular and pedestrian traffic. Architectural design guidelines within the PUD provide that buildings, structures and signage within the Property are constructed and painted with materials which are aesthetically compatible with adjacent single family residential development and that dumpsters or similar appurtenances are screened from view from surrounding roadways and adjacent properties.
- E. **External Compatibility / Intensity of Development:** The immediately surrounding land use category is LDR in all directions. Zoning districts within approximately one-half mile consist almost exclusively of RLD-60, which permits the private club (country club) use by right. The Property is located in a developed area with residential uses. The proposed PUD includes specific design and site planning features designed to minimize impacts on the surrounding uses and general character of the area, and provides an important community use complementary to the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.
- F. **Usable Open Spaces, Plazas, Recreation Areas:** Outdoor recreational, civic ceremonial, and cooking activities and facilities consistent with the particularized nature of the proposed use will be permitted and provided.
- G. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.
- H. **Listed Species Regulations:** Not required.

- I. **Off-Street Parking & Loading Requirements:** The proposed 6,300 square foot building would require 32 parking spaces. Forty-five (45) parking and one (1) loading space will be provided.
- J. **Pedestrian Circulation System:** Internal pedestrian circulation will connect to the existing sidewalk on the south side of Old St. Augustine Road.

V. **ADDITIONAL § 656.341 DATA**

- A. **Professional Consultants:** Planner and engineer: Solid Rock Engineering Consultants, Inc. Developer: American Legion Mandarin Fallen Heroes Post 372.
- B. **Differences from the Usual Application of the Zoning Code:** The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.
- C. **Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** Not to exceed thirty-five percent (35%) of the Property.
- D. **Amount of Public and Private Rights of Way:** The internal drives will be private.
- E. **Operation and Maintenance of Common Areas:** N/A.