

# Exhibit 3

## WRITTEN DESCRIPTION MECO PUD 01/28/2022

### PROJECT DESCRIPTION

- A. PUD consists of four parcels on Rosselle Street, all together totaling 4.3 acres. The addresses are 2251, 2200/2256, 2310, and 2342 Rosselle Street, Jacksonville, FL 32204. The existing uses of the site include office space, warehouse/storage space, and vacant land. The proposed uses for the site are to expand the current onsite operations of Miller Electric and its tenants.
- B. Project Name: MECO PUD
- C. Project Architect/Planner: TBD
- D. Project Engineer: TBD
- E. Project Developer: Miller Electric Company
- F. Current Land Use Designation: CGC and BP
- G. Requested Land Use: CGC
- H. Current Zoning District: CCG-1 and PUD
- I. Requested Zoning District: PUD
- J. Real Estate Number(s): 091605 0010, 091561 0010, 091546 0010, 091543 0010

### II. QUANTITATIVE DATA

- A. Total Acreage: 4.35 Acres
- B. Total number of dwelling units: 0
- C. Total amount of non-residential floor area: 60,600 sq ft
- D. Total amount of recreation area: 0
- E. Total amount of open space: 0
- F. Total amount of public/private rights of way: 0

### III. STATEMENTS

It is the purpose and intent of this PUD to provide flexibility in planning, design, and development; to provide an environment compatible with surrounding land use; to encourage the preservation of the natural site features; thereby promoting the public health, safety, moral, order, comfort, convenience, appearance, prosperity, and the general welfare of the community. The proposed PUD differs from the usual application of the Zoning Code because it allows for the four commonly owned parcels to be consolidated into one PUD zoning district, as opposed to the multiple zoning districts that exist now (PUD and CCG-1). The proposed PUD allows for mainly commercial permitted uses with a few additional industrial uses to support the existing businesses. The creation of a master plan development affords the efficient use of the land. Miller Electric and its tenants will be responsible for the continued operation and maintenance of the areas contained within the PUD.

### IV. USES AND RESTRICTIONS

#### A. Permitted Uses:

- (1) Commercial retail sales and service establishments
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Business and professional offices
- (4) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities
- (5) Art galleries, museums, community centers, dance, art or music studios.
- (6) Vocational, trade or business schools and similar uses.
- (7) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (8) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (9) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (10) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
- (11) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (12) Express or parcel delivery offices and similar uses (but not freight or truck terminals).
- (13) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (14) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (15) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting

goods, home furnishings and appliances, furniture and similar uses.

(16) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

(17) Churches, including a rectory or similar use.

(18) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

(19) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.

(20) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display

(21) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

(22) Light manufacturing, packaging or fabricating, processing (not including food and slaughterhouses)(23) Automotive, service stations, minor repair garages, mobile car detailing, auto laundry, and automated car wash meeting the performance standards and development criteria set forth in Part 4.

(23) Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable liquids and acids if storage not within a completely enclosed building or structure is visually screened by a six-foot fence or wall not less than 95 percent opaque.

(24) Building trades contractors with outside storage yards and heavy construction equipment of storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.

(25) Outdoor storage yards and lots including auto storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.

**B. Permissible Uses by Exception:**

(1) Multi-family residential integrated with a permitted use.

**C. Limitations on Permitted or Permissible Uses by Exception: None.**

**D. Permitted Accessory Uses and Structures:**

(1) Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

**E. Restrictions on Uses: None.**

## V. DESIGN GUIDELINES

### A. Lot Requirements:

- (1) *Minimum lot area*: None, except as otherwise required for certain uses.
- (2) *Minimum lot width*: None, except as otherwise required for certain uses.
- (3) *Maximum lot coverage*: None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
- (4) *Minimum front yard*: None.
- (5) *Minimum side yard*: None.
- (6) *Minimum rear yard*: None
  
- (7) Outdoor storage of materials will not exceed 10 feet in height.
  
- (8) *Maximum height of structures*: Sixty feet on the parcel north of Rosselle St (RE: 091605-0010.) and forty-five feet on parcels south of Rosselle St (RE's: 091561 0010, 091546 0010, 091543 0010)

### B. Ingress, Egress and Circulation:

- (1) *Parking Requirements*.
  - a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access*
  - a. Vehicular access to the Properties shall be by way of driveways on Rosselle St and Osceola St, 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.
- (3) *Pedestrian Access*.
  - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

### C. Signs:

- (1) The CCG-1 signage rights, as the property has historically enjoyed, will apply.

- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) Directional signs shall not exceed four (4) square feet.

#### D. Landscaping

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

#### E. Utilities

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

#### F. Wetlands

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

#### G. Mechanical Equipment

Any and all mechanical equipment and rooftop appurtenances, including but not limited to HVAC units, vents wireless communication facilities, antennas, or satellite dishes, shall not be visible from street level. Any and all required or installed noise-producing equipment or appurtenances shall be designed, located, and adequately buffered to minimize the impact of noise on adjacent property outside of the PUD.

### **H. 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.

### **I. 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. The justification for the PUD zoning district is as follows:

- To allow for a creative approach to the development;
- Provide a more desirable development environment than would be possible through the strict conventional application of the requirements of the Zoning Code;
- For an efficient use of land resulting in lower development costs;
- Provide an environment that will improve the characteristics of the surrounding area;

- Enhance the appearance of the area through development criteria;
- Propose land uses and intensities which will meet certain planning goals and create a balance for the community; and
- This plan and design will create a sustainable development plan.