

EXHIBIT 3

PUD Written Description

Southside United Methodist Church Campus PUD April 20, 2022

City Development Number: TBD

I. PROJECT DESCRIPTION

A. General Information

The project will be named the “Southside United Methodist Church Campus PUD” (the “PUD”). The subject property of this Application for Rezoning from the original PUD under Ordinance 92-1022-1406 to this updated Planned Unit Development (aka the “PUD Rezoning”) consists of Real Estate #082683-0000, RE #082703-0000, RE #082704-0000, RE #070222-0000, RE #070221-0000, RE #070220-0000, RE #070219-0000, 070218-0000 and RE #070217-0000 for a total of 5.48+/- acres (the “Property”). The Property is currently occupied by the Southside United Methodist Church and its campus (the “Church”), consisting of an Education Building, a Family Life Center, five (5) former single family detached homes that are now used or anticipated to be used for storage, Church office and educational operations, and one commercial building once used for retail sales, now proposed for conversion to a coffee shop restaurant.

Most of the Property is currently zoned PUD with the former retail sales site zoned CRO and four parcels zoned RLD-60 (Please see “bird’s eye view” plan at Exhibit “G”).

The overall 5.48+/- acre Property carries a future land use designation of LDR, with the aforementioned commercial parcel’s (RE #082703-0000) zoning classified as RPI. (please see Zoning and Land Use maps at Exhibit “I”).

The prospective uses for the Property are consistent with the proposed PUD zoning district, as set forth in the City of Jacksonville Zoning Code (the “City’s Zoning Code”). Except where otherwise specifically stated, all references to the City’s Zoning Code in this PUD Exhibit “D” Written Description shall refer to the provisions of Chapter 656 of the City of Jacksonville Ordinance Code in effect at the time of the PUD Rezoning approval, and not of any future amendments thereof.

B. Purpose of Rezoning Request

The purpose of this rezoning is to create an overall PUD zoning district for the Property that better promotes a unified, symbiotic development at build out by blending it with the requirements and permitted uses of the current neighboring zoning districts. Specifically, at this time the PUD Rezoning primarily seeks to memorialize the development of a coffee shop restaurant within the existing Church commercial property (RE #082703-0000-3200 Hendricks Avenue), with outdoor seating options for sixty (60) patrons or less within the immediately adjacent Church parcel (RE #082704-0000–1414 Felch Avenue) to be known as the Friendship Garden (please see Conceptual Plan at Exhibit G and Happy Brew Coffee Shop plans at Exhibit “J”).

Secondly, the purpose of this proposed rezoning is to annex certain contiguous parcels of the Property that have been acquired by the Church since the adoption of PUD Ordinance 92-1022-1406 into the proposed PUD Rezoning (please see Exhibit “I”).

C. Location of Property

The Property is located north of Inwood Terrace between San Jose Boulevard and Hendricks Avenue.

D. Surrounding Properties

Surrounding existing uses, future land use map (“FLUM”) designations and zoning districts are as follows:

	<u>EXISTING USES</u>	<u>FLUM DESIG.</u>	<u>ZONING DISTRICT</u>
SOUTH	Antique retail & restaurant west of Hendricks Avenue & single-family residential parcels south of Inwood Terrace, Hendricks Avenue Elementary School south of Inwood Terrace residential.	RPI, LDR & PBF	CRO, RLD-60 & PBF-1
EAST	Commercial Offices & Medical Offices, single family residential parcels	RPI, LDR	CRO, RLD-60
NORTH	River Oaks Park	LDR	PBF-1
WEST	Single-family residential subdivisions	LDR	RLD-90, RLD-60

E. Project Professionals

The names of the professional project planner(s), architect(s), engineer(s) and developer(s) are as follows:

**Fred Atwill, Jr., Agent
Atwill LLC
9001 Forest Acres Lane
Jacksonville, Florida 32234**

Architect:

**Mark J. Thiele, AIA
Unit Head, Architecture & Design Services Florida
Mayo Clinic
4500 San Pablo Road
Jacksonville, Florida 32224**

Engineer:

**Bobby Baker
Baker Design Build
219 N. Newnan Street, 2nd Floor
Jacksonville, Florida 32202**

Developer: TBD

II. USES AND RESTRICTIONS

A. Permitted Uses

- (a) Churches, including a rectory of similar use, meeting the performance standards and development criteria set forth in Part 4.
- (b) Schools meeting the performance standards and development criteria set forth in Part 4.
- (c) Art galleries, gardens, museums, community centers, dance, art or music studios, theatres for stage performances (but not motion picture theaters).
- (d) Off street commercial parking lots, meeting the performance standards development criteria set forth in Part 4 of the City's Zoning Code ("Part 4").
- (e) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (f) Restaurant without drive throughs featuring outdoor seating not to exceed 60 seats.
- (g) Pre-school day care program for up to 135 children and a kindergarten program meeting the performance standards and development criteria set forth in Part 4.

B. Permitted accessory uses and structures

Permitted accessory uses and structures shall be in accordance with Section 656.403 of the City's Zoning Code.

C. Permissible Uses by Exception

- (a) Retail outlets for the sale of 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 and dry-cleaning pickup stations, all not to exceed 50 percent of the gross floor area of the buildings of which they are 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.

III. DESIGN GUIDELINES

A.1 Lot Requirements: Inwood Terrace

- (a) **Minimum lot area:** None, except as otherwise required for certain uses.
- (b) **Maximum lot coverage:** 50 percent.
- (c) **Minimum lot width:** 75 feet.
- (d) **Minimum lot area:** 7,500 square feet, except as required for certain uses.
- (e) **Minimum front yard setback:** 20 feet.
- (f) **Maximum height of structures:** Forty-five (45) feet, with the exception of cell towers and any other tower that accommodates a permitted use in this PUD, spires, antennas, chimneys or other appurtenances not intended for human occupancy, any and all of which may exceed the maximum allowable height of forty-five (45) feet.

(2) **Lot Requirements: Hendricks Avenue & San Jose Boulevard**

- (a) **Maximum lot area:** None, except as otherwise required for certain uses.
- (b) **Maximum lot coverage:** None, except as required for certain uses.
- (c) **Minimum lot width:** None, except as required for certain uses.
- (d) **Minimum lot area:** None, except as required for certain uses.
- (e) **Minimum front yard setback:** 10 feet except at 3200 Hendricks Avenue where the front setback is historically 0 feet.
- (e) **Maximum height of structures:** 45 feet, with the exception of cell towers, and any other tower that accommodates a permitted use in this PUD, spires, antennas, chimneys or other appurtenances not intended for human occupancy, any and all of which may exceed the maximum allowable height of 45 feet.

B. Access and Circulation

- (a) **Parking Requirements:** The parking requirements shall be consistent with Part 6 of the City's Zoning Code.
- (b) **Vehicular Access:** Vehicular access to the Property shall be by way of Hendricks Avenue, Inwood Terrace and San Jose Boulevard, as indicated on the Conceptual Site Plan at Exhibit "G". The location of the access points shown on Exhibit "G" are conceptual and may be subject to realignments and/or relocations as the development occurs, subject to the approval of the Planning and Development Department during its Site Plan Review process.

- (c) ***Pedestrian Access:*** Pedestrian access shall be provided by existing sidewalks along Hendricks Avenue and San Jose Boulevard as well as internal sidewalk facilities installed in accordance with the 2030 Comprehensive Plan.

C. **Signs**

- (a) ***Street Frontage Signage:*** One (1) street frontage sign is permitted for the proposed coffee shop restaurant, provided such signage is non-illuminated and/or ground lighted, as provided by the City's Zoning Code. The current Church freestanding signage is of a brick monument style, 4 feet in height and 25 feet long with text and its logo that is 1.5 feet tall and 20 feet long, as also depicted on the long range plans; in the event this brick monument signage is replaced, the replacement signage will mirror the current brick monument signage or as otherwise approved by the Planning and Development Department, not to exceed four feet in height, and shall have architectural elements and design consistent with the buildings with which it is associated.
- (b) ***Wall Signage:*** 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.
- (c) ***Canopy Signage:*** One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the subject building.
- (d) ***Festive flags:*** noted as item "E" on the long-range site plans as "Pole lighting with banner arms and festive flags" may be a 12 foot tall light pole with a 2 foot wide by 4 foot high banner, These banners are anticipated to be placed a few weeks ahead of a seasonal outdoor event such as the Thanksgiving "Pumpkin Patch" and the Christmas Holiday Season.
- (e) ***Directional Signage:*** Directional signs shall not exceed four (4) square feet.

D. **Landscaping and Buffers**

This PUD shall be developed in accordance with Part 12, Landscape Regulations, of the City's Zoning Code.

To provide for harmonious transition between the Church boundaries and adjacent neighboring properties, metal picket fences along Church property lines, or similar type fencing, walls and/or evergreen hedges may be provided by the developer in conjunction with the vertical development or redevelopment of the Property. The metal picket fences, or similar type fencing, walls or evergreen hedges may be located along the boundary lines of the Property and/or internally as identified on the attached Exhibit "G".

E. **Recreation and Open Space**

Newly developed or redeveloped recreation and open space improvements shall be internal to the proposed PUD property and will be in support of the overall Southside United Methodist Church Campus.

F. Utilities

The Property will be served by the Jacksonville Electric Authority with potable water, sanitary sewer and electric services (please see JEA Availability Letter at Exhibit “H”).

G. Wetlands

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

IV. 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 overall Property, and showing the general layout of the overall Property.

The plans and other visual illustrations in this PUD Rezoning are conceptual. The Conceptual Site Plan, as submitted, reflects the best current thinking and planning for the site (please see Exhibit “G”). It is possible, however, that revisions to the Conceptual Site Plan, including, but not limited to, types of use, access points and internal circulation, may be required as the proposed new development and/or redevelopment proceeds through final engineering and site plan review. Future changes will be subject to further review and approval by the Planning and Development Department.

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed PUD rezoning is consistent with the general purpose and intent of the City of Jacksonville’s 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community by creating new and varied employment opportunities and will provide an additional dining option for nearby residents and pass by patrons.

The proposed Southside United Methodist Church Campus PUD is more efficient zoning than would be possible through strict application of the Zoning Code because it allows and encourages compatible, flexible uses that promote a continuity of purpose and use for the overall area. By modifying the use limits mandated by the current zoning for the Property, the proposed PUD better reflects the general intent of the City’s 2030 Comprehensive Plan’s Future Land Use Element’s direction for Church campus classified districts which are characterized by mixed uses that serve as transitional areas between residential areas and specifically zoned secular development existing within the City and its diverse set of neighborhoods.

The proposed PUD will promote the purposes of the City of Jacksonville’s 2030 Comprehensive Plan by contributing to the Plan’s requirements for nodal development and will likely serve to reduce the number of local Vehicle Miles Traveled (“VMT”) by offering jobs, dining options and services benefitting area residents. The project will be compact and well-connected, and is in a place where it will support multimodal transportation.

The proposed Southside United Methodist Church Campus PUD supports the Plan’s concept of nodal development, given its location between the confluence of Hendricks Avenue and San Jose Boulevard, two local major traffic arteries, proximity to established residential subdivisions, commercial offices and retail operations. Moreover, the

Southside United Methodist Church and its campus has occupied the Property for over three decades becoming a well-recognized local icon contributing to the overall community's sense of place.

VI. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan

The proposed uses presented in this proposed PUD Rezoning are consistent with the goals, objectives and policies of the 2030 Comprehensive Plan according to its future land use map designations and its current zoning designations. Specifically, this proposal is consistent with the following City of Jacksonville 2030 Comprehensive Plan Future Land Use Element's Policies under its Objective 1.1:

(1) 1.1.5. Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to, zoning, subdivision of land, landscape and tree protection regulations and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

(2) 1.1.6. Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use Map category description and their associated provisions.

(3) 1.1.8. Require that all new non-residential projects be developed in either nodal areas, in appropriate commercial infill areas, or as part of mixed or multi-use developments such as Planned Unit Developments (PUDs), cluster developments, Traditional Neighborhood Design (TND) developments and Local Designated Historic Preservation Districts, as described in this Element.

(4) 1.1.10. Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

(5) 1.1.11. Ensure that mixed and multi-use projects enhance, rather than detract from, the character of the established developed areas by requiring site plan-controlled zoning such as Planned Unit Developments (PUDs) for all mixed and multi-use projects conforming with the following criteria:

- a) The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use.
- b) The proposed development is in conformity with the goals, objectives, policies and operative provisions of this and other elements of the 2030 Comprehensive Plan; and
- c) The proposed development is compatible with surrounding land uses and zoning.

(6) 1.1.16. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element.

(7) 1.1.18. Limit urban scale development to the Urban and Suburban Areas of the City, as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

(8) 1.1.20. Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl.

(9) 1.1.23. The City will encourage the use of such smart growth practices as:

- a) Interconnectivity of transportation modes and recreation and open space areas;
- b) A range of densities and types of residential developments;
- c) Mixed use development which encourages internal capture of trips;
- d) Use of the urban and suburban area boundaries as urban growth boundaries;
- e) Revitalization of older areas and the downtown; and
- f) Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

B. Consistency with the Concurrency Management System

The Property will be developed or redeveloped in accordance with the rules of the City of Jacksonville Concurrency Management and Mobility System Office (“CMMSO”) found under Chapter 655, Ordinance Code.

C. Internal Compatibility/Vehicular Access

This PUD Rezoning contains limitations on the uses and intensities of uses that will be allowed on the Property, along with development standards that contain provisions for signage, landscaping and sidewalks. Access to the Property is achieved by using San Jose Boulevard, Hendricks Avenue and Inwood Terrace.

D. External Compatibility/Intensity of Development

Surrounding land use designations and zoning districts include: LDR/PBF-1 to the north and northwest, LDR and RLD-90 and RLD-60 to the west and southwest, RPI, LDR & PBF with CRO, RLD-60 & PBF-1 immediately south, and RPI/ LDR with CRO & RLD-60 due east of the Property. A combination of fencing and/or landscaping may be utilized to buffer the proposed PUD Rezoning’s new non-residential development and/or redevelopment from the neighboring residential properties (please see Conceptual Site Plan at Exhibit “G”).

E. Recreation/Open Space

Not applicable for the proposed PUD.

F. Impact on wetlands

Wetlands shall be identified and permitted as necessary according to local, State and federal law.

G. Listed Species Regulations

The Property is less than fifty (50) acres. In light of the size of the Property (5.48+/- acres), a listed species survey is not required (a minimum of 50 acres triggers this requirement).

H. Off-Street Parking and Loading Requirements

Off-street parking and loading requirements are in accordance with Part 6 of the City's Zoning Code.

I. Sidewalks, Trails and Bikeways

Sidewalks will be installed pursuant to the requirements in the 2030 Comprehensive Plan. No trails or bikeways are anticipated to be needed for this development unless required by the City.

J. Stormwater Retention

Proposed new development and/or redevelopment on the Property shall be served by on-site retention facilities (see the Conceptual Site Plan, Exhibit "G").

K. Utilities

Potable water, sanitary sewer and electric service will be provided by the Jacksonville Electric Authority (please see Exhibit "H" for JEA Availability Letter).

L. Lighting

The proposed PUD lighting shall be designed, installed, maintained and operated to provide adequate down lighting for the Property in such a manner to minimize unreasonable illuminate impacts upon adjacent residential uses while still providing off business hours security for the prospective development.