

Exhibit 3

WRITTEN DESCRIPTION

JFRD Station #68

October 18, 2023

I. PROJECT DESCRIPTION

- A. This 3.27 acre parcel contains an existing 5,680 sq. ft. dwelling with dock and boat house. The parcel will be used for a JFRD Marine Fire Station.
- B. Project Architect/Planner: N/A
- C. Project Engineer: N/A
- D. Project Developer: N/A
- E. Current Land Use Category: LDR
- F. Current Zoning District: RLD-90
- G. Requested Land Use Category: N/A
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 158834-0000

II. QUANTITATIVE DATA

Total Gross Acreage	<input type="text" value="3.27"/>	acres	100	%
Amount of each different land use by acreage				
Single family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value="0"/>	d.u.		
Multiple Family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value="0"/>	d.u.		
Commercial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Industrial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%

Other land use	<input type="text" value="3.27"/>	acres	<input type="text" value="100"/>	%
Total amount of non-residential floor area	<input type="text" value="6000"/>	sq. ft.	<input type="text" value="4"/>	%
Active recreation and/or open space	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Passive open space, wetlands, ponds	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Public and private right-of-way	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Maximum coverage of buildings and structures	<input type="text" value="6000"/>	sq. ft.	<input type="text" value="4"/>	%

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?
Provides conditions to ensure the proposed marine fire station is compatible with the surrounding residential dwellings.
- 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.
- C. Justification for the rezoning.
Provide a marine fire station for the safety of Jacksonville residents.
- D. Phase schedule of construction (include initiation dates and completion dates):
Upon enactment of the zoning, construction will commence within 3 months.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:
 - (1) Jacksonville Fire & Rescue Station.
 - (2) Single-family dwelling.
- B. Permissible Uses by Exception: None
- C. Permitted Accessory Uses and Structures: See Section 656.403
- D. Conditions on the JFRD Marine Fire Station
 - 1. All second story windows on the north side of the structure shall be enclosed.

2. JFRD shall maintain the residential character of the existing residential building and all rehabilitation shall match as closely as possible the existing features and materials to the existing building.
3. The existing swimming pool and hot tub shall be removed.
4. JFRD shall be limited to a normal working staff for the facility of four (4) persons except during exceptional circumstances, during shift changes and when other JFRD personnel are required to be at the property (storm emergency, supervisor visits or inspections, etc.).
5. JFRD shall operate this facility as marine-only fire station.
6. JFRD shall install and maintain a new privacy fence along the northern boundary of the property, which shall be limited to the maximum height allowed by right in the zoning code and extend along the boundary to an extent and in a style that is normally characteristic of a residential use and agreed to with the current northern adjacent property owner.
7. JFRD shall trim trees along the northern boundary of the property as directed by the City's arborist and in consultation with the current northern adjacent property owner.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area: 9,900 square feet*
- (2) *Minimum lot width: 90 feet*
- (3) *Maximum lot coverage: 50%*
- (4) *Minimum front yard: 20 feet*
- (5) *Minimum side yard: 5 feet*
- (6) *Minimum rear yard: 10 feet*
- (7) *Maximum height of structures: 35 feet*

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* 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 Property shall be by way of Scott Mill Road, 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.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

C. Signs:

- (1) One (1) double faced sign not to exceed 24 square feet in area and 6 feet in height.
- (2) Directional signs shall not exceed 4 square feet in area and 4 feet in height

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the Charter of the City of Jacksonville.”

F. Utilities

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

G. Wetlands

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

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.