

Exhibit 3
PUD Written Description
14255 Duval Road Office Warehouse PUD
July 11, 2023
City Development Number: TBD.

I. PROJECT DESCRIPTION

A. The 25,000 enclosed sf 14255 Duval Road Office Warehouse PUD project (the "PROJECT"), to be located on this property currently owned by MDH JAX, INC., is planned to occupy 0.57 Acres of the site's total 2.56 +/- acres of land (Please see Exhibit H, the proposed development's Conceptual Site Plan and Landscape Plan).

There is one (1) single family detached housing unit established on the subject property, which will be removed to make way for the PROJECT.

The PROJECT is located within the City's North Planning District 6, along the western side of Duval Road between Highgate Road to the north, and Duval Place West to the east.

The adjoining properties west of this site are zoned IBP with BP Land Use Classification, but also include properties due north of the prospective PROJECT that are currently zoned RLD-60 with LDR Land Use Classification. The subject property is presently zoned RR-Acre with a Land Use Classification of LDR (Please see Exhibit I, Property Appraiser Card with Location, Zoning and Land Use Maps).

It is important to note that the proposed PROJECT location will be adequately buffered from the existing RLD-60/LDR neighboring northerly parcels by an existing retention pond on its border, as well as by another retention pond on its southerly border (Please see Exhibit I).

The proposed PROJECT is surrounded for the most part by existing similar uses to those proposed by the PROJECT. These locations, including that of the PROJECT, are sited within the City's Industrial Preservation Map as "Industrial Compatibility" locations, making the PROJECT an excellent industrial infill location, despite the fact that the Industrial Compatibility's current set back requirements of fifty (50) feet or more from a property's boundaries make the PROJECT unrealistic. This requirement is the reason driving this PUD application that respectfully seeks relief from that standard (see Exhibit "L" for the City's Situational Compatibility Buffer Standards).

B. The PROJECT name is "14255 Duval Road PUD".

C. Project Landscape Architect:

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D. Project Engineer:

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E. Project Developer:

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F. Current Land Designation: LDR – Low Density Residential.

G. Current Zoning District: RR-Acre – Rural Residential Acre.

H. Requested Zoning District: PUD.

I. Real Estate Number: RE #019365-0000 (Please see Exhibit “I” for Property Appraiser Card & Maps).

II. QUANTITATIVE DATA

A. Total Acreage: 2.56+/- acres.

B. Total number of dwelling units: 0.

C. Total number of non-residential floor area: 25,000.

D. Total amount of recreation area: 0.

E. Total amount of open space: 0 Acres.

F. Total amount of public/private rights of way: 0.

G. Total amount of land coverage of all buildings and structures: 25,000 enclosed sf (.09%).

H. Phase schedule of construction:

- Single Phase.

- Horizontal development to commence 1st Quarter of 2024

III. STATEMENTS

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

The PROJECT's footprint is not allowable given the mandatory set back criteria currently established for properties falling within the boundaries of the City's Industrial Preservation Map so without relief from these requirements this proposed industrial infill development is not feasible.

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.

Continued operation and maintenance of areas not so operated and/or maintained by the City shall be shown to be managed and effected by MDH JAX, INC. prior to the issuance of the PROJECT's final Building Permit approvals, Certificate of Use ("COU") and Certificates of Occupancy ("COO"), and/or prior to any modification request to the PUD following its approval by City Council.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

(1). Medical and dental or chiropractor offices and clinics.

(2). Professional offices.

(3). Business offices.

(4). Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.

(5). Essential services, including water, sewer, gas, telephone, radio, television, and electric, meeting the performance standards development criteria set forth in Part 4 of Chapter 656, Ordinance Code.

(6). Union halls.

(7). Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.

(8). Manufacture's agents and display rooms, offices of building trades contractor including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.

(9). Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.

(10). Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.

(11). Vocational, technical, business, trade or industrial schools and similar uses.

(12). Fitness centers.

(13). Off street parking lots for premises requiring off street parking lots, meeting the performance standards and development criteria set forth in Part 4.

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

(15). Restaurants (regulated by DBPR – Division of Hotels and Restaurants) including retail service of beer and wine for consumption on premises.

(B). Permissible Uses by Exception

(1). Retail sales and service of all types of alcoholic beverages for onsite consumption not to exceed 35 percent of the building of which it is a part of or 40 seats whichever is greater.

(2). Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.

(3). Retail sales of all types of merchandise, service establishments including restaurants and the retail sale and service of alcoholic beverages for on premises or off premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.

(4). Animal hospitals, veterinary clinics, animal boarding places, dog parks.

(5). Outside storage subject to the performance standards and development criteria set forth in Part 4.

(6). Service garages for minor repairs provided that all work is conducted indoors and no outside storage or display is allowed.

(7). Online automobile and truck sales offices and services.

(C). Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site, if necessary.

(1). The number of temporary offices on site shall not exceed three (3) at any given time; they shall be removed upon the completion of all sales and construction activities on the subject property.

(2). No construction trailers shall be located next to a completed and occupied unit.

(3). Completed units may be used as model sales or construction offices.

(D). Limitations on Permitted or Permissible Uses by Exception.

- All Permissible Uses by Exception shall be required to prepare and submit a Planning and Development Department Zoning Exception application to the Planning and Development Department for its review and recommendation to the City of Jacksonville Planning Commission, who will consider the application and make its determination to approve or deny the proposed Zoning Exception.

(E). Permitted Accessory Uses and Structures:

- Accessory uses and structures are allowed as permitted in Section 656.403, Ordinance Code.

V. DESIGN GUIDELINES

(A). Lot Requirements:

(1) Minimum Lot Area: 10,000 sf.

(2). Minimum Lot Width: 100 ft.

(3). Maximum Lot Coverage: 65 %; impervious ration as required by Section 654.129, Ordinance Code.

(4). Minimum Front Setback: 20 feet

(5). Minimum Side Setback: 10 feet.

(6). Minimum Rear Setback: 10 feet.

(7). Maximum Structure Height: 35 feet, provided however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.

(8). Limitations on permitted or permissive uses by exception. All of the permitted and permissible uses proposed in this PUD are subject to the following unless otherwise provided for:

(a). They shall be conducted entirely within an enclosed building except for outside storage approved by exception.

(b). They shall be provided with off street loading facilities which are located at the rear or side of the building and visually screened from an abutting public or approved private street.

(c). Off street parking shall comply with Part 12 Landscaping requirements.

(B). Ingress, Egress and Circulation:

(1). Parking Requirements: The parking requirements for this development shall be consistent with the requirements of Part 6, Chapter 656, Ordinance Code.

(2). Vehicular Access:

(a). Vehicular access to the PROJECT be by way of Duval Road (please see Exhibit "H"). The final location of the PROJECT's access points is subject to the review and approval of the Planning and Development Department's Development Services Division.

(b). The PROJECT's internal access shall be provided by reciprocal easements for ingress and egress if ownership or occupancy of the subject property is subdivided among more than one person or entity.

(3). Pedestrian Access:

(a). Pedestrian access and circulation shall be provided by Developer installed sidewalks in accordance with the 2045 Comprehensive Plan.

(C). Signs:

(1). The Developer may construct up to two (2) permanent, double faced identity signs at each side of the entrance to the PROJECT at Duval Road. The sign(s) may be located within the roadway right-of-way or on private property. The sign(s) shall not exceed twenty-four (24) square feet each in area or twelve (12) feet in height each (Please see Exhibit "K" for examples of the proposed entry signage models).

(2). Real estate and construction signage shall also be allowed as provided for by Part 656.1306 and Section 656.1307, Ordinance Code.

(D). Landscaping, Fencing and Buffering & Stormwater Runoff Control:

(1). The Property shall be developed in accordance with the Part 12 Zoning Landscape Regulations of Section 656, Ordinance Code (as of January 1, 2019) and per the City of Jacksonville Charter Article 25.

(2). To mitigate the proximity of the PROJECT where abutting residential land use classified lands and to adjacent residentially zoned districts (as depicted in Exhibit "I"), if necessary, given the location of the existing stormwater retention ponds buffers at the said boundaries. a six (6) foot fence and/or unobstructive landscaped buffers, at least 85% opaque, shall be provided along the exterior boundaries of the PROJECT's so affected boundaries, as described in the proposed Conceptual Site Plan (at Exhibit "H").

(E). Recreation and Open Space.

(1). Not applicable.

(F). Utilities:

(Please see Jacksonville Electric Authority ("JEA") Availability Letter at Exhibit G):

(1). Potable water will be provided for by JEA.

(2). Sanitary sewer will be provided for by JEA.

(3). Electric will be provided for by JEA.

(G). Wetlands:

(1). If necessary, all wetlands will be reviewed and permitted according to local, state and federal regulations.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with the PROJECT's 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 PUD, and showing the general layout of the overall subject property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed PUD differs from the usual application of the Zoning Code because it will include unique buffering, site planning and other conditions that would not be required through a strict application of the subject site's existing Future Land Use and Zoning Classifications. The proposed PROJECT will serve the City's increasing needs for office/warehouse space designed, built and offered particularly for small business owners, in smart locations such as this. It will have a positive impact on the area, blend well with the surrounding uses and will help to increase the property values of the neighboring property in the area.

(A). The subject property is currently classified as Low Density Residential ("LDR") and zoned RR-Acre, does not provide for the uses proposed by the PROJECT, despite the fact that over the past twenty years the overall character of this area of the northside has steadily transitioned to Light Industrial "LI") and Industrial Business Park ("IBP") uses, replacing the historic single family detached housing on properties such as this, many of which that are made up of two acres or more. Therefore, the nature of this area of town, located conveniently to nearby Jacksonville International Airport, which itself has also expanded, make these nearby infill properties ripe for support activities such the warehouse/office and other uses as proposed herein.

Still, given the size of the subject property, 2.56 acres, despite its logical industrial/service infill transition, it is currently defeated because of the existing Industrial Compatibility setback requirements, which serve to prevent the proposed PROJECT, despite its immediate location to existing IBP developed properties on all sides, with the exception of a handful of "hangover" LDR/RLD-60 parcels to the northeast of it and west of the site, across Duval Road (Please see Exhibit "I" Land Use and Zoning maps).

The currently existing single family residential parcels found nearby the PROJECT will be comfortably buffered from it given the PROJECT's ten (10) foot unobstructive landscape buffer to be located around its boundaries combined with the existing storm water retention ponds found at the PROJECT's southerly and northerly boundaries (Please see Exhibits "H" and "I").

(B). Approval of the PROJECT's PUD will allow the development of a 25,000 enclosed sf office/warehouse structure currently featuring a maximum of ten (10) individual units (Please see Exhibit "H"). Units of this size typically serve local small business owners such as contractors, realtors, medical offices, small restaurants etc. The PROJECT will serve as a compatible use between the existing non-residential properties to its west, as potential service opportunities for existing residential units to its buffered northerly and southerly boundary, to its east across Duval Road.

(C). The Village at Southside PUD will comply with, promote and support the purposes of the City of Jacksonville's 2045 Comprehensive Plan.

For example:

(1). FLUE Goal 1. To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health safety and welfare posed by hazards, nuisances, incompatible land uses and degradation.

(2). FLUE Objective 1.1. Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public private coordination.

(3). FLUE Policy 1.1.8. Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions. In appropriate commercial infill locations, or as Transit Oriented Development (TOD) as described in this element.

(4). FLUE Policy 1.1.13. Require mitigation of adverse land use projects on adjacent uses during development and redevelopment through:

1. Creation of complementary uses;
2. Enhancement of transportation connections;
3. Use of noise, odor vibration and visual aesthetic controls, and/or
4. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

(5). FLUE Policy 1.1.21. Rezoning and amendments to the Future Land Use Map series (FLUMS) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and projected population, and to allow for the operation of real estate markets to provide adequate choices for

permanent and seasonal residents and businesses with the intent that this balance of uses shall:

- A.** Foster vibrant, viable communities and economic development opportunities;
- B.** Address outdated development patterns;
- C.** Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

(6). FLUE Policy 1.1.22. 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 as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

(7). FLUE Objective 1.6. The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities and public facilities, while addressing the needs of City residents.

(8). FLUE Objective 3.2. Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

(9). FLUE Policy 3.2.1. The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

(10). FLUE Policy 3.2.4. Permit expansion of commercial uses adjacent to residential uses only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

(11). FLUE Policy 3.2.22. The area shown on the Industrial Preservation Map as "Industrial Sanctuary" or "Areas of Situational Compatibility" are presumed to be appropriate for

land use map amendments to industrial categories, subject to a case by case review of consistency with State and regional plans and the Comprehensive Plan.

(12). FLUE Objective 3.4. Where feasible, the City shall encourage all new developments to conform to compact and connected growth patten with land use diversity and improved interrelationships among residential, business, commercial, recreational and institutional uses,

VIII. ADDITIONAL PUD REVIEW CRITERIA

(A). Consistency with the Concurrency and Mobility Management System: The PROJECT PUD will satisfy all concurrency and mobility requirements as mandated by the City under Chapter 655, Ordinance Code and Ordinance 2022-409-E as administered by the Planning and Development Department's Concurrency and Mobility Management System Office.

(B). Allocation of Non-Residential Land Use: The PROJECT is also applying for a proposed Small Scale Land Use Amendment in order to be consistent with land use allocations under the Future Land Use Element of the City's 2045 Comprehensive Plan.

(C). Sidewalks, Trails and Bikeways: Sidewalks will be provided pursuant to the requirements for sidewalk establishment established under the City's 2030 Comprehensive Plan.

(D). Storm Water Retention: The PROJECT already features existing stormwater retention ponds provided by others adjacent to its northerly and southerly borders yet shall still comply with any additional stormwater retention facilities to accommodate the stormwater runoff emanating from its proposed development pursuant to the City of Jacksonville's Design Guide and Best Practices Manual.

(E). No wildlife survey is required because overall PROJECT site is less than fifty (50) acres.