

EXHIBIT 3
WRITTEN DESCRIPTION
PALMETTO STREET MIXED USE PUD
700 Palmetto Street, 0 Palmetto Street, 817 Oakley Street
Tracking 5099

9/19/2023

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, existing site characteristics, significant variations of elevations, water courses, unique natural features, and natural features, etc.:

The site is 6.15 acres and is located northeast of downtown Jacksonville, generally between Arlington Expressway and East Union Avenue, and abutting the proposed Emerald Trail Connector. The site houses Argos USA cement and ready-mix company facilities, including small office buildings, mixing towers, and parking. The topography is generally flat. The site has no flood zones or other unique natural features.

- B. Project Architect/Planner:

Studio Architects

- C. Project Engineer:

To be determined

- D. Project Developer:

Columbia Ventures

- E. Current Land Use Category:

Light Industrial (LI), Medium Density Residential (MDR), Community/General Commercial (CGC)

- F. Current Zoning District:

Industrial Light (IL) generally west of Palmetto Street, Residential Medium Density A (RMD-A) east of Palmetto Street, Commercial Community/General-1 (CCG-1) generally along the Arlington Expressway.

- G. Requested Land Use Category:

Regional Commercial (RC)

- H. Requested Zoning District:

PUD

- I. Real Estate Number(s):

130810 0000; and 130817 0000; and 130803 0000

II. QUANTITATIVE DATA

Total Acreage:

6.15 acres

A. Total development permissions:

The number of dwelling units permitted on the site shall not exceed 400, which equates to a maximum gross density of 65 units per acre.

The maximum floor area for non-residential uses shall not exceed 30,000 square feet. There is no limit on the floor area of non-residential outdoor space such as outdoor dining, outdoor recreation, or outdoor sales areas.

B. Total amount of recreation area:

See "C" below for open space.

C. Total amount of open space:

At least 15,000 square feet of open space is required. See V.E (Recreation and Open Space) below for more details.

D. Total amount of public/private rights of way:

None.

E. Total amount of land coverage of all buildings and structures:

Maximum 90% of lot area.

F. Phase schedule of construction (include initiation dates and completion dates):

Estimated start date in late 2025 or early 2026, with a duration of 30 months.

III. STATEMENTS

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

The proposed PUD's density of 65 units per acre exceeds the maximum density of 60 units per acre otherwise available in the High Density Residential (HDR) Zoning Category. The incorporation of ground story commercial uses, several existing city streets, and transitions to nearby residential areas also makes the flexibility of the PUD district advantageous over otherwise available zoning categories.

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.

The property owner and any successors in title shall be responsible for the ongoing maintenance and management of the project.

IV. USES AND RESTRICTIONS

A. Permitted Uses with no Limitation:

The following uses are permitted with no limitations on their location:

- 1. Adult Congregate Living Facility (but not group care homes or residential treatment*

facilities).

2. *Townhomes.*
 3. *Multi-family residential*
 4. *Live-work units, which shall be defined as a permitted commercial activity conducted wholly within a residential dwelling that allows employees, customers, clients, or patrons to visit.*
 5. *Churches, including a rectory or similar use.*
 6. *Off-street commercial parking lots and structures, which shall not be required to meet the performance standards and criteria set forth in Part 4 of the Zoning Code.*
 7. *Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.*
 8. *Permanent outside sales and service, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.*
 9. *Commercial outdoor recreation or entertainment facilities, such as outdoor theaters, tennis courts, pickleball courts, but specifically excluding race tracks.*
 10. *Urban agriculture and community gardens.*
 11. *Up to two permanent existing or relocated wireless communications towers and antennas, provided there may temporarily be up to four such towers at one time when new towers are being constructed and existing towers have not yet been decommissioned subject to Planning Commission approval.*
- B. Permitted Uses Limited to the Ground Story of Buildings:

The following uses are permitted but their location is limited to the ground story of buildings:

1. *Commercial retail sales and service establishments*
2. *Fruit, vegetable, poultry or fish markets.*
3. *Banks, including drive-thru tellers, savings and loan institutions, and similar uses.*
4. *All types of Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.*
5. *Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permit holder.*
6. *Art galleries, museums, community centers, dance, art or music studios.*
7. *Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.*
8. *An establishment or facility which includes the retail sale and service of beer, wine, and liquor for on-premises in conjunction with a restaurant.*
9. *Retail outlets for the sale of used apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture, and similar uses.*

10. *An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.*
 11. *Restaurants, (regulated by DBPR - Division of Hotels and Restaurants).*
 12. *Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.*
 13. *Billiard parlors.*
 14. *An establishment or facility which includes the manufacture of alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.*
- C. Permissible Uses by Exception:
None
- D. Limitations on Permitted or Permissible Uses by Exception:
None
- E. Permitted Accessory Uses and Structures:
All other accessory uses and structures of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure and meeting the requirements of Section 656.403 of the Zoning Code.

V. DESIGN GUIDELINES

- A. Lot Requirements:
1. Minimum lot area:
Townhouses: 1,500 square feet
All other uses: 5,000 square feet
 2. Minimum lot width:
Townhouses: 15 feet; 25 feet for end units
All other uses: 20 feet
 3. Maximum lot coverage:
Townhouses: 70%
All other uses: 90%
 4. Minimum front yard:
Townhouses: 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building facade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building facade; 15 feet, if access to garage is from an alley.
All other uses: 0 feet
 5. Minimum side yard:

Townhouses: 0 feet; 10 feet for end units

All other uses: 0 feet

6. Minimum rear yard:

Townhouses: 10 feet

All other uses: 0 feet

7. Maximum height of structures:

80 feet

- B. Ingress, Egress and Circulation:

1. Parking Requirements.

0.6 space per dwelling.

2. Loading requirement.

Minimum 1 space for the development, which may be shared among different uses.

3. Vehicular Access.

Vehicular access to the Property may be from any abutting street. The final location of any new access points is subject to the review and approval of the Development Services Division.

4. Pedestrian Access.

Pedestrian access shall be provided by sidewalks installed along all existing public streets in accordance with the 2045 Comprehensive Plan.

All building entrances shall be connected to the public sidewalk by a minimum 6 feet wide walkway.

- C. Signs:

1. One (1) street frontage, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than one hundred (100) feet apart. Such freestanding signs shall be of a monument style or as otherwise approved by the Planning and Development Department, not to exceed 30 feet in height.
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. One (1) under-the-canopy sign per occupancy, not exceeding a maximum of 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 building in question.
4. *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.

E. Recreation and Open Space:

Notwithstanding Sec. 656.420(d), the development shall provide at least 15,000 square feet of recreation/open space, as specified in II.C (Quantitative Data) above. This represents 37.5 square feet of open space per unit at the maximum permitted density of 400 dwelling units.

This ratio represents relief from the requirements of Sec. 656.420(d) and is justified for the following reasons:

The site is a relatively small urban site traversed by existing public streets. This physically limits the ability to provide large open space and recreation areas. It also limits the ability to construct much-needed housing given proposed height limits and market forces.

The site is immediately adjacent to the Downtown Overlay Zone, where there is no such requirement. Furthermore, the site's existing land use patterns more closely reflect those found in the Downtown Overlay Zone than they do the residential neighborhoods to the north and east of the site.

The site is within 315 feet of Oakland Park.

The site abuts the Emerald Trail. The applicant is building this segment of the trail to the benefit of existing and future residents, and the larger Jacksonville community.

F. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electricity will be provided by JEA.

G. Wetlands

Impacts on wetlands will be permitted according to local, state and federal requirements.

H. Zoning plan

The building footprints, parking locations, recreation/open space locations, and circulation systems shown on the zoning plan are illustrative. They may be modified as long as the modifications comply with the written standards of V (Design Guidelines) A. through G.

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.

VII. 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 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;

The proposed PUD rezoning will permit a mix of residential and commercial uses not otherwise permitted in any other zoning district. Furthermore, the site planning and design flexibility offered by the PUD zoning will allow for an innovative site plan.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

The proposed PUD development is compatible with the surrounding land uses and will improve the characteristic of the surrounding area because it:

- 1. Provides a transition in intensity and use from downtown Jacksonville to the south and west and low-rise residential neighborhoods to the north and east, in accordance with the vision of the East Jacksonville and Springfield Revitalization Plan.*
 - 2. Fosters vibrant, viable communities and economic development opportunities.*
 - 3. Provides expanded housing, as recommended in various City plans.*
 - 4. Provides residential and accessory commercial uses within walking distance of existing and future residences, thereby providing services and jobs that can be easily accessed on foot.*
 - 5. Incorporates a site plan and design standards that are compatible with good urban design and the existing patterns of the surrounding neighborhoods.*
 - 6. Eliminates intense industrial uses that would detract from the character and quality of life in the general area or neighborhood by creating excessive traffic, noise, lights, vibration, fumes, odors, dust, physical activities or other detrimental effects or nuisances.*
 - 7. Minimizes urban sprawl by focusing growth into a former industrial site in East Jacksonville with existing transportation and utility infrastructure.*
 - 8. Provides residential and commercial uses abutting the proposed Emerald City Trail Connector, which will make bicycling and walking convenient for occupants, promote safety along the trails, and promote physical activity.*
- C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.

The proposed project that the rezoning will enable conforms to various goals and objectives of the 2045 Comprehensive Plan, including, but not limited to, the following:

Future Land use Element:

- 1. Goal 1: To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.*
- 2. 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. Objective 1.3 Continue to improve coordination between transportation and land use planning efforts in order to optimize transportation system capacity, promote high*

quality site design, and facilitate access to employment and daily goods and services.

4. *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.*
5. *Objective 2.3 Continue to strengthen the Central Business District (CBD) as the regional center of finance, government, retail, and cultural activities for Northeast Florida.*

Note that the subject property is not within the CBD but is within 165 feet at its closest point.
6. *Goal 3: To achieve a well-balanced and organized combination of residential, nonresidential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.*
7. *Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.*
8. *Objective 3.4 Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among residential, business, commercial, recreational, and institutional uses.*

Housing Element

1. *Objective 1.1 The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs. The City needs to add an estimated 92,282 units between 2020 and 2045 in order to keep pace with population growth and/or fluctuations in market forces and migration patterns.*