

Exhibit 3
WRITTEN DESCRIPTION
SANS PAREIL PROPERTY PUD
December 11, 2025

I. PLANNED UNIT DEVELOPMENT LOCATION AND SUMMARY DESCRIPTION

Sans Pareil Property, LLC is the owner of the property described in the legal description attached hereto as Exhibit 1. The property contains approximately 1.8 acres of land and is located at the southwest corner of the intersection of Sans Pareil Street and Beach Boulevard, in the "Sans Pareil" platted subdivision, Jacksonville, Florida. The existing Comprehensive Plan Land Use designation for the property is CGC (Community General Commercial). The existing zoning is PUD Ordinance 2001-0608.

II. PLANNED UNIT DEVELOPMENT CRITERIA

As shown on the Site Plan attached hereto as "Exhibit 4", the property is used as a commercial retail center. A more detailed description of the uses that will be allowed within the PUD is contained below.

A. Permitted uses by right, without additional zoning approval (including zoning exceptions) required:

- (1) All current CN permitted uses and uses otherwise permissible by exception [Sec.656.312 II (a), (b) and (c)] (but not subject to the limitations in subparagraph (h)) of the Ordinance Code;
- (2) Restaurants with permanent outside sale and service meeting the performance standards and development criteria set forth in Part 4;
- (3) An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
- (4) Temporary outside sales - not to exceed fifteen (15) days in duration per sale.

- Relocation and change in size of buildings shall be permitted without any additional zoning approval required; provided, however, the maximum square footage proposed to be developed for the center shall not exceed twenty thousand (20,000) sq. ft. Buffers or setbacks, as provided herein may not be significantly reduced or altered (by greater than 10%), or driveways materially relocated without a minor modification. The site can be developed as either one or two free standing buildings. If the site is developed as two buildings, an application for a minor Modification to the Planned Unit Development shall be required.

- Uses shall comply with all of the standards and requirements of the current CN zoning district, pursuant to Section.656.312(II), Zoning Code, City of Jacksonville, except as otherwise provided herein.
- This PUD hereby waives Part 8 Section 656 of the Zoning Code Distance Limitations thereby reducing the minimum distance requirements from a church or school for a liquor license location, if there exist one or more circumstances which negate the necessity for compliance with the distance requirements.
 - o The alcoholic beverage use is not directly visible along the line of measurement defined in Section 656.806 and is physically separated from the church or school, thereby negating the distance requirement as a result of the extra travel time.
 - There are no schools within 500 feet of the property, as per the attached Liquor Distance Survey. However, there is one church located within 500 feet of the property.

Minimum lot and building requirements:

The minimum lot size, lot width, maximum lot coverage, building height, and minimum yard requirements shall be in accordance with those of the CN zoning district.

Minimum width:	75 feet
Minimum lot area:	7,500 feet
Maximum lot coverage:	66%

Minimum yard requirements:

Front:	twenty (20) feet
Side:	none
Rear:	ten (10) feet

Maximum height of structures:

Thirty-five (35) feet

B. Parking and loading requirements:

The parking requirements for this PUD shall be consistent with Section 656.604, of the Zoning Code and, more specifically, as described herein.

- One (1) space for each three hundred (300) square feet of gross floor area for the retail or other service-related uses and, in public rooms in the restaurant use, one

(1) space for each four seats in the restaurant use, plus one space for each two (2) employees.

C. Vehicular Access:

- Vehicular access to the property is via a 36 feet wide entrance from Beach Boulevard shared with the adjoining retail center and a 24 feet wide entrance on Sans Pareil Street, as depicted on the Site Plan.
- Traffic and turning improvements on Beach Boulevard should not be different from those anticipated with the conventional zoning uses.

D. Landscaping:

- The development is landscaped as per the current requirements of Part 12, (Landscape and Tree Protection Ordinance), Zoning Code.
- There shall be a minimum twenty (20) foot setback along Beach Boulevard for landscaping, which may also include a retention pond area. The first twelve (12) feet of same shall be limited specifically to landscaping without any pond encroachment. The remaining eighteen (18) feet may be any one or combination of the following uses, pond, landscaping, existing vegetation.
- All uncomplimentary land use buffers shall be provided.
- Notwithstanding the aforementioned requirements, perimeter landscaping shall be required for the current property perimeters; provided, however, no perimeter landscaping shall be required where the parcel is subdivided into more than one parcel of land or is integrated with development of an adjoining parcel which otherwise shares cross access. Any subdivision not providing shared cross access must meet all perimeter landscaping requirements of Part 12 of the Zoning Code, subject to review and approval of the Planning Department. (All shared access points shall meet the applicable provisions of Part 12 of the Zoning Code.)

E. Signs

- The number, location, size and height of signage to be located upon the property shall meet the current requirements of Part 13, sign regulations, current Zoning Code for the CN zoning district, except as otherwise described herein.

- One (1) monument sign fronting Beach Boulevard not to exceed 200 square feet, which is 59% of the aggregate square footage for street frontage signs otherwise allowed on the property in the CN district, a maximum of 25 feet in height.
- In the event the site is subdivided per the provisions contained herein, each single, subdivided parcel may have one (1) monument sign along Beach Boulevard (up to a minimum of 2 signs) not to exceed an aggregate total of 200 square feet, which is 59% of the aggregate square footage area for street frontage signs otherwise allowed on the property in the CN district, a maximum of 25 feet in height.
- In addition, all wall signs, directional signs and other signs shall be as allowed in the CN district and shall comply with Part 13, Sign Regulations, Zoning Code.
- No signs other than directional or wall signs shall be placed within the easternmost twenty (20) feet of the site fronting on Sans Pareil Street.

F. Retention

- Stormwater retention is provided by stormwater management facility (SWF), as shown on the Site Plan. The SWF conforms to the St. Johns River Water Management District City design standards. If necessary, the SWF pond size and location may be changed without modification to the PUD and without site plan review.

G. Lighting

- Exterior lighting will meet all applicable City standards.
- Directional lighting will be used, where necessary, to minimize impacts to residential uses.

H. Supporting Legal Documents

- All attachments/documentation have been provided as required in the PUD application.

III. STATEMENTS

- A. The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations. In addition, it is

compatible with the surrounding land uses and is consistent with the characteristics of the commercial properties along Beach Blvd, a principal arterial roadway.

1. Is more efficient than would be possible through strict application of the Zoning Code;
 2. This proposed PUD remains unchanged from its original passage via Ordinance 2001-0608. Since its passage, the property has been developed into a vibrant shopping plaza that continues to evolve with the community around it as well as its needs. The primary change to this PUD is the additional use to allow for an establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption or off-premises consumption or both. The property currently allows for all uses within the CN zoning per Ordinance 2001-0608 including an establishment or facility which includes the retail sale of beer and wine in sealed containers for off-premises consumption. Exception E-19-50 was approved to allow for an establishment or facility which includes the retail sale and service of, beer or wine for on-premises consumption with a restaurant.
- B. 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 shall be maintained and operated by the property owner.

IV. SUCCESSOR IN TITLE

All successors to the title of the property or any portion of the property, shall be bound to the conditions of this PUD, as described in the binding letter made a part of this Application for Rezoning.