

## Exhibit 3

### WRITTEN DESCRIPTION

#### TOWNSEND SAN PABLO – TINT WORLD (TENANT) USE APPROVAL

December 28, 2021

#### **I. PROJECT DESCRIPTION**

- A. Karan Gupta, DBA Tint World Franchise (the "Applicant") proposes to 1) add a permitted use PUD (Planned Unit Development PUD 2019-495-E and prior PUD 2017-418-E) and 2) propose the addition of exterior building signage.

The Property is currently owned by Townsend San Pablo Properties, LLC (the "Owner"). It is located east of San Pablo Road just south of its intersection with Atlantic Boulevard, lying between Coconut Road and Bamboo Drive.

The immediately adjacent properties to the north are zoned CCG-1, commercial property to the west is zoned PUD, while property to the south is zoned CO and multifamily PUD and two adjacent properties to the east - one PUD and one RLD-60.

- B. Current Land Use Category: Community General Commercial (CGC)  
C. Current Zoning District: Planned Unit Development (PUD 2019-495-E)  
D. Requested Zoning District: Planned Unit Development (PUD)  
E. Real Estate Numbers: 167218-0000, 167219-0500, and 167217-0000

#### **II. Quantitative Data**

- A. Total Acreage: 1.24+/- acres.  
B. Total amount of non-residential floor area: 9,000 enclosed sf  
C. Total amount of land coverage of all buildings and structures: 24%.  
D. Total amount of building frontage available for signage: 360 square feet (10%)

#### **III. Statements**

- A. The Property is approximately 9,000 square feet, and approximately 4,500 is proposed to be leased, with the planned use case to allow the establishment of a

high-end retail store front that offers the sale and light application of automotive window tinting, paint protection film, vehicle wraps, mobile electronics, car security, accessories, and detailing.

- B. Operations will be contained in a fully air-conditioned space, with no outside storage needs.
- C. Consistent with the redevelopment of the area still called by many “Dodge City”, the proposed use case will help redevelop this neighborhood, and enhance the character and quality of life in its general area.

#### **IV. Uses and Restrictions**

##### **A. Permitted Uses**

1. All allowable uses by right as provided for in the Commercial Office (CO) zoning district
2. Medical and dental offices or clinics (but not hospitals).
3. Professional and business offices.
4. Banks without drive-through, savings and loan institutions, and similar uses.
5. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios and theatres for stage performances (but not motion picture theatres).
6. Vocational, trade or business schools and similar uses.
7. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
8. Libraries, museums and community centers.
9. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand-alone structure not exceeding 4,000 square feet.
10. Building trade contractors, along with the outdoor parking of vehicles and trailers used in conjunction with that use, are allowed as a permitted use. However, outdoor storage is prohibited.

11. Essential services including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards set forth in Part 4.
12. Churches including a rectory or similar uses, meeting the performance standards and development criteria set forth in part 4.
13. Employment Office (but not a day labor pool).
14. Radio and television broadcasting studios and offices (subject to Part15).
15. Automotive styling services including the sale and light application of window tinting, paint protection film, vehicle wraps, electronics, security systems, and accessories (no automotive repair work, or hazardous materials)

B. Permissible uses by exception:

1. The uses permitted by exception under the Commercial Office (CO) zoning district, provided that a zoning exception be applied for and subsequently obtained from the City in accordance with the City's Zoning Code.
2. Emergency shelter meeting the performance standards and development criteria set forth in Part 4.
3. Essential services meeting the performance standards and development criteria set forth in Part 4.
4. Day care centers meeting the performance standards and development criteria set forth in Part 4.
5. Drive-through facilities in conjunction with a permitted or permissible use or structure.
6. Private clubs.
7. Retail outlets for the sale of food and drugs, 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, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning station, all not

to exceed 50 percent of the gross floor area of the building of which it is 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.

8. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on premises consumption only, subject to the following condition:

- I. Seating shall not exceed a capacity of 60; provided that seating may be unlimited where total floor area of the restaurant does not exceed the percent of the gross floor area of the building of which it is a part.

C. Limitations on permitted uses or permissible uses by exception:

- 1. Retail sales, display or storage of merchandise shall be subordinate and clearly incidental to a permitted use.

D. Permitted accessory uses and structures:

- 1. Subject to Part 4, Section 656.403, City of Jacksonville Ordinance Code.

## V. Design Guidelines

A. Lot Requirements

- 1. Minimum lot area: n/a
- 2. Minimum lot width n/a
- 3. Maximum lot coverage 40%
- 4. Minimum front yard = Varies> 0 ft.
- 5. Minimum side yard= Varies> 0 ft.
- 6. Minimum rear yard: 10 ft.
- 7. Maximum height of structures: 35 ft

B. Ingress, Egress and Circulation:

- 1. Parking requirements. The parking requirements for this development shall be consistent with the requirements found in Part 6 of the City of Jacksonville Ordinance Code.

2. Vehicular access. Vehicular access to the Property shall be by way of Bamboo Drive (along the north side of the Property boundary), and by way of Coconut Drive (along the south side of the Property boundary), substantially as shown in the PUD Site Plan (Please see Exhibit ,.E.,).
3. Pedestrian Access. Pedestrian access shall be provided by existing sidewalks.

C. Exterior Signage:

1. Permanent Single or Double faced identity signage may be installed by the Project Developer at the entrance to the Property located nearest the intersection of Bamboo Drive and San Pablo Road.
2. The Permanent single or double faced identity signage shall not exceed 24 square feet in area or 12 feet in height.
3. Wall signs shall not exceed ten percent of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street.

D. Landscaping:

1. Landscaping shall meet the requirements of the Part 12 Landscaping Regulations of the City's Zoning Code.

E. Buffer

1. The Property's surrounding land use designations and zoning districts include: CGC/CCG-1 to the north, PUD and RLD-60 to the east, CO/PUD to the south, and PUD to the west across San Pablo Road. A combination of 85 to 90% opaque fencing and landscaping will serve to buffer the Properties eastern boundary from neighboring residential properties.

**VI. PUD Review Criteria:**

- A. Consistency with the City's Comprehensive Plan. According to the Future Land Use Map series ("FLUMS") of the City's 2030 Comprehensive Plan, the PUD's proposed designated land use(s) is/are Community/General Commercial ("CGC"), which allow for the use(s) requested in the subject PUD rezoning.
- B. Consistency with the Concurrency and Mobility Management System. The PUD will satisfy all concurrency and mobility requirements as required by the City of

Jacksonville Planning Department's Concurrency and Mobility Management Office ("CMMSO").

- C. Allocation of Nonresidential Land Use(s). The PUD provides for nonresidential use(s) which is/are in compliance with the City's 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access. Vehicular access will be from Bamboo Drive and from Coconut Road.
- E. External Compatibility/Intensity of Development. The proposed PUD is consistent with Section 656.125 (b) (1, 2 & 3), Ordinance Code in that:
  - 1. Will constitute zoning that is in keeping with and related to the zoning found in adjacent and nearby districts
  - 2. The use(s) permitted under the proposed PUD rezoning will be consistent and compatible with the existing land uses and zoning of adjacent and nearby properties and the overall general area, aiding in the area's logical and orderly development pattern
  - 3. The proposed rezoning and its Property's subsequent development will enhance the character and quality of life in its general area and overall neighborhood.
- F. Recreation/Open Space: Not Applicable. Nonresidential PUD.
- G. Impact on Wetlands: The Property has been developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction.
- H. Listed Species Regulations: The Property is less than 50 acres in size therefore a listed species survey is not required.
- I. Off Street Parking and Loading Requirements: The off-street parking requirements for the proposed PUD rezoning shall be consistent with the off street parking requirements in Part 6 of the City's Zoning Code.
- J. Sidewalks: Existing Sidewalks
- K. Storm water Retention: The dry pond depicted on the proposed PUD Site Plan under Exhibit "E" will be maintained by the Owner.
- L. Utilities: The Jacksonville Electric Authority will provide all utilities.