

EXHIBIT 3

103rd Street Vivo PUD

Written Description

March 1, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Category: CGC
- B. Current Zoning District: CGC-1 & CCG-2
- C. Requested Zoning District: PUD
- D. Real Estate Number: 014334 0000

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 4.38 acres of land area located at ‘7071 103rd Street in Jacksonville, Florida’ (the “Property”) from Commercial Community/General-1 (CCG-1 and CCG-2) to (1) Site Specific Policy to allow single use residents up to 24 dwelling units per acre, and (2) Planned Unit Development (“PUD”) to permit site specific development standards. The Applicant is also requesting removal of residential use restriction along 103rd Street to allow the conversion of the hotel property into multiple family residential. The Property is accessed from Daniell Terrace, classified as a local road between Salk Avenue and 103rd Street, and near Exit 16 on I-295, and is more particularly described in the legal description attached as Exhibit “1” to this application.

A residential density limit of 24 dwelling units per acre has been placed on this property as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit can only be changed through application for a rezoning (administrative and minor modifications to increase the density are not permitted) and the requirements of FLUE Policy 1.1.10A must be applied to determine the appropriateness of any increase in residential density.

The purpose of this rezoning is to convert the existing buildings and facilities to 103 multiple family apartment units. In order to comply with the Comprehensive Plan Future Land Use Element provisions limiting multifamily development within the CGC future land use category to a maximum of eighty percent of a development, and prohibiting ground floor residential development abutting arterials roadways, a companion small scale land use amendment seeking a site specific policy addressing these two issues has also been submitted. The tracking number is 5649. No new vertical development is proposed. A conceptual site plan of the proposed redevelopment is attached to this application (the “Site Plan”).

III. PUD DEVELOPMENT CRITERIA

A. Description of Uses and Development Criteria

1. *Permitted uses.* Multi-family apartment dwelling units, hotel/motel rooms, amenities including but not limited to cabana/clubhouse, pool, recreation/ball courts, health/exercise facility, business/conference center, business and leasing offices, and similar uses; essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code; and home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. Cellular towers, communication antennas and communication towers as described in Part 15 of the Zoning Code are permitted.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.
3. *Minimum lot requirement (width and area).* None.
4. *Maximum lot coverage by all buildings.* None.
5. *Impervious surface ratio.* 85%.
6. *Minimum Yard Requirements and Building Setbacks.* Pursuant to Section 656.313:
 - Front: None
 - Side: 15 Feet. (Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.)
 - Rear: 10 Feet.
7. *Maximum height of structure.* Sixty (60) feet..

B. Overall Development Criteria.

1. *Access.* As shown on the Site Plan, access to the Property will be available via Daniell Terrace. A second mean of ingress/egress for emergency access is provided off 103rd Street. Interior circulation

driveway provides fire vehicles road access around the buildings, and will be privately owned and maintained by the owner..

2. *Pedestrian Circulation.* Pedestrian connectivity is made available on Daniell Terrace and 103rd Street.
3. *Recreational/Open Space.* Pursuant to the Comprehensive Plan, recreational/open space is required to be provided at a minimum of one hundred fifty (150) square feet per unit; accordingly, the proposed 103 units would require approximately 15,450 square feet of recreational/open space. This is met by the existing open space and landscape on the Property. Additional landscaping will be provided pursuant to Section 656.607 to aid in reducing the onsite parking requirement.
4. *Parking and Loading Requirements.* The proposed use conversion offers average units size of approximately 300 square feet, which is identified as Efficiency unit in the City of Jacksonville Code of Ordinance. Efficiency units are required to park at the ratio of 1.5 spaces per unit for a total project count of 155 parking spaces. The property is parked on site with 110 parking spaces. The parking requirement can be reduced (a) by 20% pursuant to Section 656.607 for providing additional landscape, (b) by 1 vehicular space for every 8 bicycle parking provided, (c) by counting on-street parking, (d) by 1 vehicular space for every 1 on-street motorcycle parking, (d) and by providing carpool parking.
5. *Signage.* Real estate signs, directional signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. Temporary signs for models units are also permitted. Wall signs not exceeding ten (10) percent of the square footage of the occupancy frontage or respective side of a building abutting a public right-of-way or approved private street are permitted within the PUD.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary to the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

6. *Landscaping/fencing.* Landscaping will be provided in accordance with the requirements set forth in Part 12 of the Zoning Code; provided,

however, that any required uncomplimentary buffer may overlap with the building setbacks. In addition, accessory structures may be located within *Recreational/Open Space*. Pursuant to the Comprehensive Plan, recreational/open space is required to be provided at a minimum of one hundred fifty (150) square feet per unit; accordingly, the proposed 103 units would require approximately 15,450 square feet of recreational/open space. This is met by the existing open space and landscape on the Property. Additional landscaping will be provided pursuant to Section 656.607 to aid in reducing the onsite parking requirement.

7. *Architectural Design.* Dumpsters, propane tanks, and similar appurtenances in each parcel shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located on the parcel, such that the dumpster, propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.
8. *Lighting.* Lighting within the PUD shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on adjacent uses.
9. *Stormwater Retention.* Stormwater facilities will be provided in accordance with all applicable regulations.
10. *Utilities.* Electric utility, water and sewer services will be provided by the JEA.
11. *Maintenance of Common Areas and Infrastructure.* The common areas and infrastructure will be maintained by the owner and/or an owners' association and/or a management company.
12. *Conceptual Site Plan.* The configuration of the development on the Site survey is based on "as-built" condition. It represents the onsite condition.
13. *Temporary Uses.* Temporary leasing office and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site as necessary.

14. *Modifications.* Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. PUD amendments, including administrative modification, minor modifications, or rezoning, may be sought for individual parcels or access points within the PUD.

IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan:** The Property is located within the CGC - Urban Area land use category according to the Future Land Use Map of the 2030 Comprehensive Plan, which permits multifamily development at a gross density of up to forty (40) units per acre. The PUD permits a maximum of 175 apartment units on approximately 4.38 acres and therefore is consistent with the Comprehensive Plan density limitation. In order to comply with the Comprehensive Plan Future Land Use Element provisions limiting multifamily development within the CGC future land use category to a maximum of eighty percent of a development, and prohibiting ground floor residential development abutting arterials roadways, a companion small scale land use amendment seeking a site specific policy addressing these two issues has also been submitted. The tracking number is 5649. No new vertical development is proposed. The proposed development is consistent with the following objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan, among others: 1.1.12, 1.1.13, 1.1.20, 1.1.22, 1.1.25, 1.2.4, 1.2.9, 2.10, 3.1.6, and 3.1.11.
- B. **Roadways / Consistency with the Concurrency and Mobility Management System:** The development of the Property will comply with the requirements of the Mobility Plan.
- C. **Allocation of Residential Land Use:** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. **Internal Compatibility:** The Site Plan attached as Exhibit “E” addresses access and circulation within the site. Access to the site is available from Daniell Terrace. Internal circulation is provided by approved private roads. The PUD contains special provisions for signage, landscaping, sidewalks, parking, and other issues relating to the common areas and vehicular and pedestrian traffic. Architectural design guidelines within the PUD provide that buildings, structures and signage within the Property are constructed and painted with materials which are aesthetically compatible and that dumpsters or similar appurtenances are screened from view from surrounding roadways and adjacent properties

- E. **External Compatibility / Intensity of Development:** The proposed development is consistent and comparable to the planned and permitted developments in the area. The Property is located in a developed area with a mix of office and retail commercial uses. The existing structures have been in service and will remain. The proposed PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area and increases the mixed use character of this commercial and residential node by adding a multiple family use. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.
- F. **Usable Open Spaces, Plazas, Recreation Areas:** Pursuant to the Comprehensive Plan, recreational/open space is required to be provided at a minimum of one hundred fifty (150) square feet per unit; accordingly, the proposed 103 units would require approximately 15450 square feet of recreational/open space. This is met by the existing open space and amenity facilities on the Property.
- G. **Impact on Wetlands:** N/A, the Property is already developed.
- H. **Listed Species Regulations:** N/A.
- I. **Off-Street Parking & Loading Requirements:** The proposed 103 Efficiency studio units, under 500 square feet, require a total of 155 parking spaces. The existing hotel use has 110 parking spaces, and an additional forty-five (45) parking spaces will be satisfied by taking parking reduction available in Section 656.607. These reductions include a 20% added landscaping, and other parking mitigations as identified in section III.B.4. outlined above.
- J. **Pedestrian Circulation System:** Pedestrian connectivity is made available on Daniell Terrance and 103rd Street.

V. **ADDITIONAL § 656.341 DATA**

- A. **Professional Consultants:** Developer: Vivo Living. Land Use Consultant: Urbanest Group, Inc.
- B. **Differences from the Usual Application of the Zoning Code:** The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.
- C. **Land Coverage of All Buildings and Structures/Nonresidential Floor Area:**

The impervious surface ratio will not exceed 85%.

- D. **Amount of Public and Private Rights of Way:** The internal circulation drives will remain private.
- E. **Operation and Maintenance of Common Areas:** The Property is privately owned and will remain so.