

Exhibit 3

WRITTEN DESCRIPTION MECO PUD 4/25/2022

PROJECT DESCRIPTION

- A. PUD consists of four parcels on Rosselle Street, all together totaling 4.3 acres. The addresses are 2251, 2256, 2310, and 2342 Rosselle Street, Jacksonville, FL 32204. The existing uses of the site include office space, warehouse/storage space, and vacant land. The proposed uses for the site are to expand the current onsite operations of the owner's tenants.
- B. Project Name: MECO PUD
- C. Project Architect/Planner: TBD
- D. Project Engineer: TBD
- E. Project Developer: Miller Electric Company
- F. Current Land Use Designation: CGC and BP
- G. Requested Land Use: BP
- H. Current Zoning District: CCG-1 and PUD
- I. Requested Zoning District: PUD
- J. Real Estate Number(s): 091605 0010, 091561 0010, 091546 0010, 091543 0010

II. QUANTITATIVE DATA

- A. Total Acreage: 4.35 Acres
- B. Total number of dwelling units: 0
- C. Total amount of non-residential floor area: 60,600 sq ft
- D. Total amount of recreation area: 0
- E. Total amount of open space: 0
- F. Total amount of public/private rights of way: 0

III. STATEMENTS

It is the purpose and intent of this PUD to provide flexibility in planning, design, and development; to provide an environment compatible with surrounding land use; to encourage the preservation of the natural site features; thereby promoting the public health, safety, moral, order, comfort, convenience, appearance, prosperity, and the general welfare of the community. The proposed PUD differs from the usual application of the Zoning Code because it allows for the four commonly owned parcels to be consolidated into one PUD zoning district, as opposed to the multiple zoning districts that exist now (PUD and CCG-1). The proposed PUD allows for mainly commercial business park permitted uses with a few additional industrial uses to support the existing businesses. The creation of a master plan development affords the efficient use of the land. Miller Electric and its tenants will be responsible for the continued operation and maintenance of the areas contained within the PUD.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) Commercial retail sales and service establishments
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Business and professional offices
- (4) Art galleries, museums, community centers, dance, art or music studios.
- (5) Vocational, trade or business schools and similar uses.
- (6) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (7) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (8) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (9) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (10) Express or parcel delivery offices and similar uses (but not freight or truck terminals).
- (11) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (12) Personal property storage establishments meeting the performance development

criteria set forth in Part 4.

(13) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

(14) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

(15) Churches, including a rectory or similar use.

(16) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

(17) Electrical contractor including office, light fabricating, manufacturing, packaging, and processing.

(18) Single family residences

(19) Multi-family residences

(20) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display

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

(22) Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable liquids and acids if storage not within a completely enclosed building or structure is visually screened by a six-foot fence or wall not less than 95 percent opaque.

(23) Building trades contractors with outside storage yards and heavy construction equipment of storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.

(24) Outdoor storage yards and lots (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.

C. Permissible Uses by Exception: None.

D. Limitations on Permitted or Permissible Uses by Exception: None.

E. Permitted Accessory Uses and Structures:

(1) Residential facilities (including not more than one mobile home) located on the same

premises as an Electrical Contractor (or similar) use for the use of watchmen or caretakers whose employment requires residence on the premises.

F. Restrictions on Uses: None.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area*: None, except as otherwise required for certain uses.
- (2) *Minimum lot width*: None, except as otherwise required for certain uses.
- (3) *Maximum lot coverage*: None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
- (4) *Minimum front yard*: None.
- (5) *Minimum side yard*: None.
- (6) *Minimum rear yard*: None
- (7) Outdoor storage of materials will not exceed 10 feet in height.
- (8) *Maximum height of structures*: Sixty feet on the parcel north of Rosselle St (RE: 091605-0010.) and forty-five feet on parcels south of Rosselle St (RE's: 091561 0010, 091546 0010, 091543 0010)

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements*.
 - a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access*
 - a. Vehicular access to the Properties shall be by way of driveways on Rosselle St and Osceola St, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
 - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

- (1) The CCG-1 signage rights, as the property has historically enjoyed, will apply.
- (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) Directional signs shall not exceed four (4) square feet.

D. Landscaping

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code, or as otherwise approved by the Planning Department.

E. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA
Electric will be provided by JEA.

F. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

G. Mechanical Equipment

Any and all mechanical equipment and rooftop appurtenances, including but not limited to HVAC units, vents wireless communication facilities, antennas, or satellite dishes, shall not be visible from street level. Any and all required or installed noise-producing equipment or appurtenances shall be designed, located, and adequately buffered to minimize the impact of noise on adjacent property outside of the PUD.

H. 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.

I. 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 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The justification for the PUD zoning district is as follows:

- To allow for a creative approach to the development;
- Provide a more desirable development environment than would be possible through the strict conventional application of the requirements of the Zoning Code;
- For an efficient use of land resulting in lower development costs;
- Provide an environment that will improve the characteristics of the surrounding area;
- Enhance the appearance of the area through development criteria;
- Propose land uses and intensities which will meet certain planning goals and create a balance for the community; and
- This plan and design will create a sustainable development plan.