

# Exhibit 3

## WRITTEN DESCRIPTION

0 New Kings Road  
November 15,2022

### Background:

The proposed 3.51-acre project is currently being used for mobile home storage. This use will discontinue, and all old mobile homes will be removed for the proposed use of a mobile home sales and service business.

### I. PROJECT DESCRIPTION

- A. The site is 3.51 acres
- B. Project Architect/Planner: n/a
- C. Project Engineer: n/a
- D. Project Developer: n/a
- E. Current Land Use Category: CGC and LDR
- F. Current Zoning District: CCG-2 and RR-Acre
- G. Requested Zoning District: PUD
- H. Requested Land Use Category: CGC
- I. Real Estate Number(s): 003875-1000

### II. QUANTITATIVE DATA

- A. Total Acreage: 3.51 acres
- B. Total number of dwelling units by each type: N/A
- C. Total amount of non-residential floor area: 8,900 sf
- D. Total amount of recreation area: Currently: N/A
- E. Total amount of open space: N/A
- F. Total amount of public/private rights of way: N/A
- G. Total amount of land coverage of all buildings and structures: 8,900 sf
- H. Phase schedule of construction : This project may be developed in phases.

### III. STATEMENTS

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

The PUD differs by eliminating offensive or noxious uses that may negatively affect the surrounding area.

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.

There will be no areas within the PUD which will be maintained by the City.

C. Justification for the rezoning.

(1)Is more efficient than would be possible through strict application of the Zoning Code;

(2)Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs) cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

(3)Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 3.2.2: The City shall promote, through Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

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

This project may be developed in Phases, initiation, and completion dates to be determined.

### IV. USES AND RESTRICTIONS

A. Permitted Uses:

(1)Commercial Retail Sales and Service Establishments.

(2)Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats automotive vehicle parts (but not automobile wrecking yards, junkyards, or scrap processing yards), heavy machinery and equipment, plant nurseries, lumber and building supplies and similar products.

(3)Service stations, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.

(4)Fruit, vegetable, poultry, or fish markets.

(5)All types of professional and business offices.

(6)Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.

(7)Hotels and motels.

(8)Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.

(9)Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.

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

(11)Recycling collection points meeting the performance standards and development criteria set forth in Part 4.

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

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

(14)Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.

(15)Vocational, trade and business schools.

(16)Banks, including drive-thru tellers.

(17)A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer, or wine for on-premises consumption.

#### **B. Permissible Uses by Exception:**

(1)Residential treatment facilities or emergency shelter.

(2)Rescue missions.

(3)Crematories.

(4)An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer, or wine for on-premises consumption.

(5)Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.

(6)Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.

(7)Bus, semi-tractor (but not trailer) or truck parking and/or storage.

(8)Schools meeting the performance standards and development criteria set forth in Part 4.

(9) Manual car wash.

(10) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures: See Section 656.403, Zoning Code

## V. DESIGN GUIDELINES

### A. Lot Requirements

	Commercial
(1) <i>Minimum lot area:</i>	None, except as otherwise required for certain uses
(2) <i>Minimum lot width:</i>	None, except as otherwise required for certain uses.
(3) <i>Maximum lot coverage:</i>	None, except as otherwise required for certain uses. <i>Impervious surface ratio</i> as required by <a href="#">Section 654.129</a> .
(4) <i>Minimum front yard:</i>	None
(5) <i>Minimum side yard:</i>	None
(6) <i>Minimum rear yard:</i>	10 feet
(7) <i>Maximum height of structures:</i>	60 feet

### B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* This development shall comply with the parking requirements in Part 6 of the Zoning Code.

(2) Vehicular Access.

a. Vehicular access to the Property shall be via New Kings Road. The final location of all access points is subject to the review and approval of the Development Services Division.

(3) Pedestrian Access.

a. Pedestrian access shall be provided by sidewalks installed in accordance with the [2030 Comprehensive Plan](#).

C. Signs:

- (1) Two monument signs not to exceed 24 square feet in area and 8 feet in height.
- (2) One electronic sign not to exceed 32 square feet in area and 20 feet in height.
- (3) Each sign must be a minimum of 75 ft apart from each other and fronting New Kings Rd.

D. Landscaping:

Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space: N/A

F. Utilities

JEA will provide Electric\_ Water and Sewer will be via well and septic.

G. Wetlands

There are no wetlands on the subject property.

## 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.

## Land Use Table

1. Gross acreage: 3.51+/-
2. Number of dwelling units by each type:  
Current : 0  
  
Proposed: 0
3. Land use by acreage:  
  
Commercial 3.51 +/-
4. Active recreation: n/a
5. Passive open space (ponds, conservation, wetlands): TBD (ponds)acres
6. Public or private right-of-way: n/a
7. Land coverage of buildings/structures: 8,900 sf
8. Total square footage of non residential buildings: 8,900