

Exhibit 3

WRITTEN DESCRIPTION

FOX CAR RENTAL, JAX JIA

10/15/22

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses. Project is 2.67 acres on the Airport Road service road north, surrounded by other car rental businesses. The property will continue as a car/light truck rental facility with accessory uses such as office, car wash, and fuel storage.
- B. Project Name: Fox Car Rental JAX
- C. Project Architect/Planner: Bellatrix Ventures, LLC. Peter J King AICP
- D. Project Engineer: CEC Civil and Environmental Consulting, St. Charles MO
- E. Project Developer: Europcar Mobility Group
- F. Current Land Use Designation: CGC
- G. Current Zoning District: CCG-1
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 019354-0085

II. QUANTITATIVE DATA

- A. Total Acreage: 2.67
- B. Total number of dwelling units: 0
- C. Total amount of non-residential floor area: 1500-2,500sf office, 4,000-5,500sf car maintenance area, 1,500 -2,000sf car wash
- D. Total amount of recreation area: 0
- E. Total amount of open space: 0 (existing)
- F. Total amount of public/private rights of way: 0
- G. Total amount of land coverage of all buildings and structures: 10,000sf
- H. Phase schedule of construction (include initiation dates and completion dates):
1 phase, completion date January 2024

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?
Car Rental businesses are only permitted in the CCG-2 district. The PUD will allow the business to continue without allowing other CCG-2 uses
- 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.
All privately owned lands controlled by this PUD shall be maintained in accordance with all state, local and national standards

IV. USES AND RESTRICTIONS

- A. Permitted Uses: All CCG-1 uses with the addition of rental of cars and light trucks
- B. Permissible Uses by Exception: None
- C. Limitations on Permitted or Permissible Uses by Exception: NA
- D. Permitted Accessory Uses and Structures: accessory support uses such as car wash, maintenance area, and office.
- E. Restrictions on Uses: Local and state codes regarding rental car operations. Hours of operation are 24/7 to support needs of JIA customers

V. DESIGN GUIDELINES

- A. Lot Requirements:
 - (1) *Minimum lot area:* None
 - (2) *Minimum lot width:* None
 - (3) *Maximum lot coverage:* None
 - (4) *Minimum front yard:* None
 - (5) *Minimum side yard:* None
 - (6) *Minimum rear yard:* 10 feet
 - (7) *Maximum height of structures:* 60 feet
- B. Ingress, Egress and Circulation:
 - (1) *Parking Requirements.* 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 Property shall be by way of Airport Service road, 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.

C. Signs:

D. Landscaping:

The property shall maintain its legal non conforming status in accordance

E. Recreation and Open Space:

A minimum of 150 square feet of active recreation area shall be provided per each multi-family dwelling unit. N/A

A minimum of 1 acre of recreation area shall be provided per every 100 single family lots.

F. Utilities

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

G. Wetlands NA

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

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.

VII. 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.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

EXHIBIT F

PUD Name

Fox Rental Car

Land Use Table

Total gross acreage	2.67 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	<input type="text"/> %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	<input type="text"/> %
Total number of dwelling units	0 D.U.	
Commercial	2.67 Acres	100 %
Industrial	0 Acres	<input type="text"/> %
Other land use	0 Acres	<input type="text"/> %
Active recreation and/or open space	0 Acres	<input type="text"/> %
Passive open space	0 Acres	<input type="text"/> %
Public and private right-of-way	0 Acres	<input type="text"/> %
Maximum coverage of buildings and structures	10,000 Sq. Ft.	8.6 %