

EXHIBIT 3

WRITTEN DESCRIPTION Dinsmore Business Park PUD November 1, 2022

I. PROJECT DESCRIPTION

The fee simple owners of the real properties identified in the attached Exhibit A, RE# 003814-0100 the (“Property”), which contains approximately 4.16 acres and currently designated Low Density Residential (LDR) and zoned Residential Rural-Acre (RR-Acre). The landowner proposes a Land Use Amendment to permit the Light Industrial (LI) Land Use Category, and a Planned Unit Development (PUD) rezoning. The new designations will permit the property to be developed with warehouses, offering office space and indoor storage for low intensity industrial uses. The parcel fronts along New Kings Road, an Arterial Roadway, and between properties designated LI to the north and Community General Commercial (CGC) to the south.

Similar to the adjoining parcels, the subject property backs up to a residential subdivision, located to the east of the subject property. The parcel to the north is designated LI/IL and is developed with an almost twenty-thousand square foot metal building. The current use of this structure is warehousing of automotive vehicle paint and body projects. The structure is situated on the property with its office area facing New Kings Road and the loading dock area with parking and operations extending northward along the residential boundary to the east. The property to the west, across New Kings Road is also designated LI/IL and is developed as the Adesa Auto auction yard, a 90 acre site with a 40 acre paved parking lot for the storage of vehicles of all types. Just south of this expansive parking field is another industrial (LI/IL) parcel developed as a warehouse including unscreened outdoor storage. The parcel immediately to the south of the subject site is designated CGC/PUD and acts as a retention pond for the shopping center that extends along both New Kings Road and Dunn Avenue. Adjacent to this pond the shopping center has recently developed an out parcel which is currently under construction as a 24-hour emergency room for UF Health, planned to be open in March. This property is also designated CGC/PUD and adjoins the residential homes like all other parcels described above.

The subject parcel is sparsely populated with vegetation and appears to be generally level with no remarkable features. In fact, the lack of vegetation easily permits noise and lighting associated with the industrial operations to the west, as well as traffic noise related to the proximity of New Kings Road, to easily emanate into the residential community.

The PUD will permit the development of up to 56,000 square feet of enclosed warehouse, as well as parking and necessary pond areas as depicted on the Site Plan, (Exhibit E) dated January 20, 2023. The primary use of the property will be light industrial types of uses (flex space/contractor’s offices and material storage). The developer has taken the existing residential development into consideration, orienting the buildings toward New Kings Road, and using the future structures to screen the activities of the PUD from the residential community. Furthermore, the design promotes ponds at either end of the property, facing New Kings Road. In this manner the building becomes a buffer, acting to reduce noise and sight lines that otherwise

extend from New Kings Road, into the residential community. This PUD is being combined with a LI Land Use Amendment, which is intended to act as a transitional category between the intensive commercial development at the New Kings and Dunn Avenue intersection and the residential area to the east. The design proposed in this PUD will achieve that goal.

The PUD does differ from the conventional zoning district, permitting considerably fewer uses and significantly reducing the allowable lot development parameters. Further, the developer feels that the PUD would be a better vehicle to permit the uses, as a binding site plan and written description offer greater clarity for the community. All other provisions of the district and Zoning Code will be applicable.

The applicant has utilized the professional services of Mr. Evin Herzberg, and Michael Herzberg as well as Mr. James Quina, P.E., in preparing this PUD request. No other professionals have yet been engaged. The Property is vacant and is sparsely vegetated. The parcel has no significant or unique characteristics, variation of elevations or natural features worth noting.

It is appropriate to utilize such zoning tools to permit the utilization of reasonable activities while maintaining the usable nature of the residential and reducing the overall intensity of such commercial thoroughfares. The implementation of this PUD would further the goals, objectives and policies of the plan.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as an Industrial Office Park development. The property will be developed in consonance with the goals and objectives of the LI Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the owner to commence the construction of the improvements immediately after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the landowner, in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

II. USES AND RESTRICTIONS

The Property may be further divided or developed as depicted on the attached site plan (Exhibit E) dated January 20, 2023 (the "Site Plan,") which is incorporated herein by this reference.

A. Permitted Uses:

- F) Professional offices.
- G) Business offices.
- H) Linen supply, freight movers, business machine services, sign companies and similar uses
- I) Union halls.
- J) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing, and similar uses.
- K) Manufacturer's agents and display rooms, offices of building trades contractors with outside storage of equipment when screened by a 6-foot fence and not visible from any adjacent residential parcels.

- (7) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- (8) Vocational, technical, business, trade or industrial schools and similar uses.
- (9) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (10) Animal hospitals, veterinary clinics, animal boarding places, dog parks.
- (11) Fitness centers.
- (12) Retail outlets in conjunction with wholesaling establishments if the area designated for such sales does not exceed more than ten percent of the floor area of the building of which it is a part.

(B) *Permitted accessory uses.* See [Section 656.403](#).

III. DEVELOPMENT STANDARDS

A. Dimensional Standards.

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 10,000 square feet

Lot Width – minimum of 100 feet

Yards -

Front: 20 feet

Side: 10 feet

Rear – 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 45 %
3. *Maximum height of structures:* Thirty (30) feet.

B. Ingress, Egress and Circulation.

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

C. Signs.

1. The number, location size and height of signage to be located on the property shall be as follows:

One double faced monument sign not to exceed (75) seventy-five square feet in area and (15) fifteen feet in height may be permitted along New Kings Road.

Illumination: internal or indirect lighting, will be permitted as appropriate.

D. *Site Design and Landscaping.*

1. Loading facilities will be located at the front or indoor areas to promote screening to the east.
2. Off-street parking shall be exempt from the requirements of Part 12 Landscaping Requirements. In lieu of the terminal islands, and in effort to promote the circulation of trailers and similar equipment the applicant is proposing to relocate all other required landscape materials to the rear of the buildings (east property boundary) and within the Perimeter Buffer area adjacent to New Kings Road.
3. The developer will provide the Uncomplimentary Buffer along the easterly boundary of the property, offering both the required vegetation and 100 % opaque fencing associated with Section 656.1216, Zoning Code. Planting in this area will exceed the requirements of this section consistent with the provisions outlined above, and shall be reviewed and approved by the Planning and Development Department.
4. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. More specifically, sag lenses, drop lenses and convex lenses are prohibited. Furthermore, all lighting poles will not exceed 15 feet and will utilize metal halide, compact fluorescent or LED bulbs with cutoffs as appropriate.

DI. *Building Orientation*

1. The building will be oriented toward the west, as depicted on the attached site plan (Exhibit E) dated October 11, 2022 the “Site Plan,”)

DII. *Parking*

1. Parking spaces will be permitted as depicted on the Site Plan and meet the requirements of Part 6, Zoning Code as well as Part 12, relating to the same.

IV. 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 rezoning is a reasonable manner by which to permit the development of business park related uses. It is readily apparent that the existing, intensively designated, commercial and industrial properties along New Kings Road render residential development of this property infeasible. Finally, the proposed PUD would promote the use of this vacant parcel and act to buffer to the residential development existing to the east.

This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives, and Policies of the 2030 Comprehensive Plan.

This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are broad based and cannot be subject to generalized site plans;

Represents an appropriate intensity for limited industrial use located along New Kings Road and existing between both LI/ CGC properties that are currently operational. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established uses along New Kings Road, while limiting the intensity of the development to promote a desirable development pattern.;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. FLUE Objective 1.1
2. FLUE Objective 3.2
3. FLUE Policy 3.2.2
4. FLUE Policy 3.2.12

V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated LDR but is proposed for an amendment to the LI Category of the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (intensity) proposed in the PUD would be consistent with this designation as well as the established uses in the vicinity.

- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/ Mobility System.
- C. *Allocation of Residential Land Use.* No residential use is intended for this PUD.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is currently available from New Kings Road. Through the use of the PUD, the only access will be from this roadway. Any driveway(s) will necessitate the review and approval of the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The PUD significantly reduces the otherwise allowable uses of the IL Zoning District, as well as the allowable height and lot provisions. All uses listed herein are less intensive than the activities occurring on properties in close proximity.
- F. The development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will act to protect the viable nature of the residential areas further to the east. The uses are consistent with the character of the area along New Kings Road.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* Parking areas will be provided for all uses as per Part 6, Zoning Code and loading/ unloading will be accommodated only along the western sides of the building, or not visible from the adjacent residential properties.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.

EXHIBIT F

PUD Name

Dinsmore Business Park

Land Use Table

Total gross acreage	4.16	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family		Acres	%
Total number of dwelling units		D.U.	
Commercial		Acres	%
Industrial	4.16	Acres	%
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space		Acres	%
Public and private right-of-way		Acres	%
Maximum coverage of buildings and structures	81,544	Sq. Ft.	45 %