

EXHIBIT 3

PUD Written Description

12489 San Jose Blvd Commercial Development
October 14, 2022

I. PROJECT DESCRIPTION & HISTORY

A. Proposed PUD Project Description

The development of the property, including construction of the 10,000 SF building, was permitted in 2004 and 2005.

The proposed PUD encompass 1.11 acres and will convert the existing CCG-1 zoning to a PUD.

Each commercial unit has a storefront entrance with small office and a rollup door leading to active work and storage areas. The parking areas against the front of the building were permitted without terminal landscape islands, since the island location would have blocked vehicular entry into the building.

B. Property Owner

H&M Venture Properties LLC
12489 San Jose Blvd, Suite 1
Jacksonville, FL 32223

C. Current Land Use Category: CGC

D. Current Zoning District: CCG-1

E. Requested Land Use Category: CGC

F. Requested Zoning District: PUD

G. Real Estate Number: 159181-0150

II. QUANTITATIVE DATA

Total Gross Acreage:	1.11 Acres	(100%)
Amount of each different land use by Acreage		
Single Family	0.00 Acres	(0.00%)
Total Number of Units	0 D.U.	
Multi Family	0.00 Acres	(0.00%)
Total Number of Units	0 D.U.	
Commercial	1.11 Acres	(100.00%)
Industrial	0.00 Acres	(0.00%)
Other Land Use	0.00 Acres	(0.00%)

H&M Venture Properties LLC
12489 San Jose Blvd Commercial Development
Proposed PUD – Submitted October 14, 2022
Page 1 of 4

Total amount of Non-Residential Floor Area	10,000 Sq. Ft.	(21%)
Active Recreation and/or Open Space	0.00 Acres	(0.00 %)
Passive Open Space, Pond, Wetlands	0.51 Acres	(46.00%)
Public Right-of-way	0.00 Acres	(0.00%)
Maximum Coverage of Buildings	10,000 Sq. Ft.	(.00%)

III. STATEMENTS

A. How does the proposed new PUD differ from the existing CCG-1?

The PUD will have new permitted uses and restrictions as listed below in Section IV.

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.

Common Areas, Landscape Buffers and Pond Areas will be actively maintained by the Property Owner.

C. Justification of the Rezoning

The property is being rezoned from CCG-1 to a PUD in order to clarify the types of permitted uses that will be allowed so that two existing long term tenants can remain and can qualify for and be issued a Certificate of Use. They both have recently earned a Certificate of Occupancy.

D. Construction

The property was developed, permitted and the existing building was constructed per the then existing requirements.

No additional Construction is anticipated.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

(a) Permitted uses.

- 1) Small scale retail and wholesale commercial operations including offices, showroom, inside storage and requires no outside storage.
- 2) General trade contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers of other heavy construction equipment and similar uses.
- 3) Professional and business offices, including businesses that require a rollup door along with a traditional storefront office entrance. These uses are permitted to have interior space that allows for the assembly of components and light manufacturing when in conjunction with a retail sales or service establishment. All assembly or light manufacturing shall take place inside the building with all doors closed. These

uses shall include installation, repair and servicing of equipment that has been assembled or manufactured. These uses will produce no environmental impact and requires no outside storage.

4) Small scale repair, such as paintless dent removal etc that produces no environmental impact and requires no outside storage.

5) Auto spa that provides services such as hand wash, interior detailing, hand applied ceramic coating, window tinting, etc. that produces no environmental impact and requires no outside storage.

6) Daytime and overnight parking of company owned vehicles/ trucks.

B. Permitted Uses by Exception: None

C. Limitations on Permitted or Permissible Uses:

1) Adult “Nude” Dancing Establishments shall expressly not be permitted.

2) Outside Display or Storage of materials shall expressly not be permitted.

D. Permitted Accessory Uses and Structures: None

V. DESIGN GUIDELINES

A. Lot Requirements

Minimum lot requirements (width and area).

None, except as otherwise required for specified uses.

Maximum lot coverage by all buildings.

None, except as otherwise required for specified uses.

Minimum yard requirements.

Front - None.

Side - None

Rear - Ten feet

B. Ingress, Egress & Circulation

1) Parking Requirements:

The existing building is 10,000 SF, with each unit containing a small office (*approximately 10% of the units individual size*) this would yield approximately 1,000 SF of office space and the remaining area open work space. The nineteen available parking spaces were developed and permitted per the then existing requirements.

2) Vehicular Access

Vehicular access is provided by an existing single full access driveway located on San Jose Blvd.

3) Pedestrian Access

Pedestrian access is provided by existing sidewalk from the right-of-way on San Jose Blvd to the building. The Pedestrian Access meets ADA Access Requirements.

C. Signage

Each unit may install wall signage per the then current sign ordinance. Ground signage may be installed per the then current sign ordinance.

D. Landscaping

The property was developed and permitted per the then existing requirements.

E. Utilities

- 1) Water will continue to be provided by JEA
- 2) Sewer will continue to be provided by JEA
- 3) Electricity will continue to be provided by JEA

F. Wetlands

The property was developed and permitted per the then existing 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 the existing and proposed uses within the Property and showing the general layout of the overall development.