

EXHIBIT 3
PUD Written Description

JC's PUD
April 10, 2023
1461 Rogero Road
Jacksonville, FI 32211

City Development Number: 0000

I. PROECT DESCRIPTION

Lot is approximately .260 acres located at the corner of Rogero Road and Brandemere Road N. in the Arlington sub-division of Jacksonville. The land at this location is currently categorized as CGC. No change in land use category is proposed with this rezoning. The building located at this property is currently zoned under PUD 2007-0994-E which restricts use of the building to the following usage:

- **Medical , dental or chiropractic offices**
- **Professional offices**
- **Business offices**
- **Facilities for the production of eyeglasses, hearing aids, dentures, prosthetics appliances and similar products in conjunction with a professional service being rendered at this location.**
- **Multiple station Hair and Cosmetology Salon or Spa**
- **Pet grooming**
- **Residential use**
- **TV, radio or school program production studio (not a transmitting facility)**
- **Meeting place for religious and professional organizations**
- **Essential Services, including water, sewer, gas, telephone, TV, electric.**

This application is to propose rezoning to a new PUD with expanded use options to include Day Care usage.

This rezoning request is to allow for Daycare use that will be supportive of rejuvenation and economic and community development efforts in the Arlington.

Desired expanded use under this PUD application are consistent with those found under Commercial (CO) Daycare zoning consistent with the intent and vision described in the Old Arlington Neighborhood Action Plan and the City of Jacksonville 2045 Comprehensive Plan.

The property is in full compliance with all boundary buffer standards vehicle use and area landscaping requirements.

The building architectural theme is consistent with the Old Arlington Neighborhood Action plan. It consist of a natural coquina exterior wall finish, a shingle building façade which presents a color and texture changed while accenting architectural elements of the building and entryways with overhang porticos which give orientation and aesthetic appeal to the building. The building trim is painted in a low reflectance, subtle neutral color that is complementary to the shingled roof façade. The building color scheme consist of the unpainted coquina exterior wall, the complementing dark colored shingled roof façade and painted wooden trim that matches the roof giving a subtle accent to the building's appearance. The building will be repainted and updated upon approval.

II. USES AND RESTRICTIONS

A. Permitted Uses:

- a. Medical , dental or chiropractic offices**
- b. Professional offices**
- c. Business offices**
- d. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetics appliances and similar products in conjunction with a professional service being rendered at this location.**
- e. Multiple station Hair and Cosmetology Salon or Spa**
- f. Pet grooming**
- g. Residential use**
- h. TV, radio or school program production studio (not a transmitting facility)**
- i. Meeting place for religious and professional organizations**
- j. Essential Services, including water, sewer, gas, telephone, TV, electric.**
- k. Day Care Use**

B. Accessory Structures

- a. Accessory uses and structures are allowed as defined in Section 656.403 of Zoning Code**

C. Restrictions on Uses

- a. No Retail sales, display or storage of merchandise**
- b. No manufacture, repair or work of mechanical nature**
- c. No machinery shall be used other than normal office equipment and personal or pet grooming tools associate with uses defined in 'A' above.**

III. DESIGN GUIDELINES

A. Lot Requirements

- 1. Minimum lot area: 6000 sq. ft**
- 2. Minimum lot width: Width 60 ft**
- 3. Maximum lot coverage: 35%**
- 4. Minimum front yard: 20 ft**
- 5. Minimum side yard: 10 ft**
- 6. Minimum rear yard: 10 ft**
- 7. Maximum height of structure: 35 ft**

B. Ingress, Egress and Circulation:

- 1. Parking Requirements: The parking requirements for this development shall be consistent with the requirements of Part 6 or the Zoning Code. There is sufficient off-street parking area on the premises to accommodate the 8 spaces required by the code with associated drive aisles. This plan will include designating a handicap parking space.**
- 2. Vehicular access to the property shall be by way of Rogero Road, with a one-way ingress to egress flow onto Brandemere Road North, substantially as shown in the Site plan.**
- 3. Within the property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of various parcels of the Property, if ownership or occupancy of the property is subdivided among more than one person or entity.**
- 4. Pedestrian access is supported with existing concrete walkways as designated in the attached site plan.**

C. Signs

- 1. One (1) double faced not to exceed twenty-four (24) square feet in area and twelve (12) feet in height.**

D. Landscaping

The property is and shall be developed in accordance with part 12 Landscape Regulations of the Zoning Code.

E. Recreation and open Space:

N/A

F. Utilities:

Water and electric will be provided by Jacksonville Electric Authority. Sanitary Sewer is a site septic tank system.

G. Wetlands:

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

IV 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 existing and proposed uses of within the Property, and showing the general layout of the overall Property.

V. 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 2045 Comprehensive Plan and land Uses Regulations and the Old Arlington Neighborhood action Plan. The proposed project will be beneficial to the surrounding neighborhood and community by enhancing the community by providing daycare, afterschool and summer camp activites

- A. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area.**
- B. Is more efficient than would be possible thorough strict application of the Zoning Code.**
- C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.**
- D. Will be consistent with recommendations made in the Old Arlington Neighborhood Action Plan.**