

EXHIBIT 3

PUD Written Description

Ella Rose PUD

April 9, 2023

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses:

The Applicant proposes to rezone approximately 4.6± acres of property (the “Property”) from RLD-90 to Planned Unit Development (PUD). The subject property is located off of Mandalay Road, south of Altama Road, in the southwest quadrant of Atlantic Boulevard and Southside Boulevard (just east of and adjacent to Holiday Hill Elementary School), at 730 Mandalay Road, and is more particularly described in the legal description attached as Exhibit 1 to this application.

The proposed development is for a church and day care center that is consistent and comparable to the planned and permitted development in the area. The existing church, Holiday Hill Church and related uses on the Property are intended to remain. A day care center facility and associated / related facilities are intended to be added into the existing building(s) on the Property. The surrounding land use categories include LDR to the North, South and East, PBF to the West. The surrounding zoning is RLD-60 to the North, RLD-90 to the East and South, and PBF-1 to the West. The Property is located in a developed area with predominantly single family homes surrounding it on all sides and with a full facility elementary school to the west. The existing structures, improvements and facilities have been in place on the Property since approximately 1963 and will remain. The proposed PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is consistent with and compatible in both intensity and density with the surrounding zoning districts and property uses.

The purpose of this rezoning is to authorize, in addition to the standard RLD-90 uses on the Property, a day care center and church (without meeting the supplementary regulations and requirements of Part 4). The tracking number is 4944. No new vertical development is proposed. A conceptual site plan of the proposed redevelopment is attached to this application (the “Site Plan”).

B. Project Name: Ella Rose PUD

C. Project Engineer/Planner: n/a

- D. Project Developer: Ella Rose Childcare Services, LLC
- E. Project Agent: Burr & Forman LLP
- F. Current Land Use Category: LDR / Urban Area
- G. Current Zoning District: RLD-90
- H. Requested Zoning District: PUD
- I. Real Estate Number: 136625-0000

II. QUALITATIVE DATA

- A. Total Acreage: 4.60 acres +/-
- B. Land Coverage of All Buildings and Structures/Nonresidential Floor Area: The impervious surface ratio will not exceed 85%.
- C. Maximum square footage by all buildings: 25,000

III. STATEMENTS

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

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.

- 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.

The Property is privately owned and will remain so. The common areas and infrastructure will be maintained by the owner and/or an owners' association and/or a management company.

- C. Future Land Use Map:

The Property is designated as Low Density Residential (LDR) on the Future Land Use Map (FLUM) of the 2045 Comprehensive Plan and is within the Urban Development Area. The PUD shall be developed consistent with the applicable LDR – Urban Area land use category of the 2045 Comprehensive Plan.

IV. USES AND RESTRICTIONS

A. Permitted uses and structures.

- (1) Day care centers.
- (2) Churches, including a rectory or similar use
- (3) Single-family dwellings.
- (4) Foster care homes.
- (5) Family day care homes meeting the performance standards and development criteria set forth in Part 4.
- (6) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
- (7) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.
- (8) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
- (9) Home occupations meeting the performance standards and development criteria set forth in Part 4.

B. Permitted accessory uses and structures.

Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.

C. Permissible uses by exception.

- (1) Cemeteries and mausoleums but not funeral homes or mortuaries.
- (2) Schools meeting the performance standards and development criteria set forth in Part 4.
- (3) Borrow pits subject to the regulations contained in Part 9.
- (4) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
- (5) Animals other than household pets meeting the performance standards and development criteria set forth in Part 4.
- (6) Home occupations

V. DESIGN GUIDELINES

A. Lot Requirements

1. Minimum lot requirement (width and area): Approximately 4.6 acres

2. Minimum lot width: 90 feet
3. Maximum lot coverage by all buildings and structures: 45%
4. Minimum front yard: 20 feet*
5. Minimum side yard: 10 feet*
6. Minimum rear yard: 10 feet*
7. Maximum height of structures: thirty-five feet (35')**

*The existing setbacks between buildings will remain. Encroachments by sidewalks, driveways, parking, signage, utility structures, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks.

**As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

B. Ingress, egress and circulation

1. Access: As shown on the Site Plan, access to the Property will be available via Mandalay Road. Interior circulation drives will be privately owned and maintained by the owner and/or an owners' association and/or a management company and may be gated. Any alterations or changes to the final location and design of the access points or interior access drives is subject to the administrative review and approvals of the Planning and Development Department.
2. Pedestrian Circulation: As shown on the Site Plan, if any.
3. Parking and Loading Requirements. 95 spaces – which includes both lined and allotted spaces as well as open concrete and grass spaces which is the existing condition of the Property – as shown on the Site Plan.

C. Signs

There shall be a maximum of up to forty (40) square feet of maximum sign area authorized on the property so long as the church is operating on the site. On the Mandalay Road frontage there shall be permitted at least one (1) double-sided monument sign up to ten (10) feet in width and up to ten (10) feet in height. Any monument signs may be either internally or externally illuminated. Other signs shall be authorized on the Property including building and wall signage, including but not limited to a building sign near the lobby entrance to the main building on the Property that is up to three (3) feet in width

and up to three (3) feet in height. Additional signs shall be permitted on the Property that comply with Part 13 of the Zoning Code.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary to the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

D. Landscaping

The Property is already developed with open space and landscaping; accordingly such open space and landscaping shall be located on the Property as it currently exists and as generally depicted on the Site Plan. Otherwise, in the future, should there be any additional improvements on the Property, landscaping will be provided in accordance with the requirements set forth in Part 12 of the Zoning Code; provided, however, that any required uncomplimentary buffer may overlap with the building setbacks. In addition, accessory structures may be located within any required uncomplimentary buffer. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

E. Recreation and Open Space

Recreational and Open Space shall be provided on the Property as generally depicted on the Site Plan, including playground areas.

F. Architectural Design Elements

Dumpsters, propane tanks, and similar appurtenances in each parcel shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located on the parcel, such that the dumpster, propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.

G. Lighting

Lighting within the PUD shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on adjacent uses.

H. Stormwater Retention.

Stormwater facilities will be provided in accordance with all applicable regulations.

I. Utilities

Electric utility, water and sewer services will be provided by the JEA.

J. Conceptual Site Plan

The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

K. Temporary Uses & Structures

Temporary leasing office and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site as necessary.

L. Modifications / Amendments

Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.

M. Wetlands

The Property is not located on a designated wetland. Any development which impacts wetlands will be permitted in accordance with applicable local, state and federal requirements.

VI. JUSTIFICATION FOR PUD 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 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;

The PUD will permit the continued and enhanced use of the Property to provide needed church and associated day care center facilities, services and amenities in the area. These uses are most utilized in neighborhood / residential communities and are complimentary and supplemental to (without any redundancy) to the elementary school adjacent to and abutting the Property to the West. The community features and educational amenities of the site will be a complimentary service to the predominantly residential nature of the surrounding community in that region. The residential density of the PUD is within the contemplated density outlined in the 2045 Comprehensive Plan for Urban Areas.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

The proposed development is consistent and comparable to the planned and permitted development in the area. The Property is off of Mandalay Road, south of Altama Road, in the southwest quadrant of Atlantic Boulevard and Southside Boulevard (just east of and adjacent to Holiday Hill Elementary School), at 730 Mandalay Road. The surrounding land use categories include LDR to the North, South and East, PBF to the West. The surrounding zoning is RLD-60 to the North, RLD-90 to the East and South, and PBF-1 to the West. The Property is located in a developed area with predominantly single family homes surrounding it on all sides and with a full facility elementary school to the west. The existing structures, improvements and facilities have been in place on the Property since approximately 1963 and will remain. The proposed PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is consistent with and compatible in both intensity and density with the surrounding zoning districts and property uses.

The Site Plan attached as Exhibit 4 addresses access and circulation within the site. Access to the site will be available from Mandalay Road and may be gated. Internal circulation will be provided by approved private roads. The PUD contains special provisions for signage, landscaping, sidewalks, parking, and other issues relating to the common areas and vehicular and pedestrian traffic. Architectural design guidelines within the PUD provide that buildings, structures and signage within the Property are constructed and painted with materials which are aesthetically compatible and that dumpsters or similar appurtenances are screened from view from surrounding roadways and adjacent properties.

C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.

No new vertical building development is proposed. Property is located within the LDR - Urban Area land use category according to the Future Land Use Map of the 2045 Comprehensive Plan. The proposed development is consistent with the applicable objectives and policies of the Future Land Use Element of the 2045 Comprehensive Plan.