

Exhibit 3

Written Description Washington Avenue Facility PUD July 19, 2023

I. PROJECT DESCRIPTION

This application is to request the rezoning of Parcel 037382-0000 from RLD-60 to PUD. The approval of the PUD application will allow the property to be used to develop a warehouse and business office. The subject property is located at 8835 Washington Avenue in Jacksonville, FL and is on the corner of Washington and Elm Street. It is 0.49 Acres. There are similar properties near the subject property including a PUD and commercial.

The Washington Avenue Facility PUD will be located on the corner of Elm and Washington Street. It is one block from Lem Turner Road; a roadway with a moderate amount of traffic with parcels that are primarily used for commercial. The parcels in located front of the subject property are zoned CCG-2 the parcel located next to the subject property is zoned PUD. There are a few properties in the area that are zoned residential, however these properties are primarily in the back of the subject property. There will be minimum traffic and few impacts to the residential area due to the subject property being near a primary roadway. The proposed structure from this development will be facing Washington Avenue parking and front entrances will face the major roadway, Lem Turner. The subject property is vacant, cleared and currently has a commercial grade foundation. The property was previously developed as a commercial property and was used as a Fire Station.

II. Quantitative DATA

The PUD will allow development of a 2500 Square Foot enclosed warehouse and a business office. The site plan Exhibit E has been provided. The PUD differs from other zonings at it permits fewer uses and details more specifics as to what the land can be used for. The PUD zoning will permit the use of the land to be used as was indicated in the application. Zoning code regulations will be followed accordingly. Professional Services of R & B construction has been utilized in preparing this PUD request. The property is currently vacant and mostly cleared; parts of the property have commercial grade concrete from its previous use.

III. STATEMENTS

The Property is to be operated and used in accordance with the terms and limitations of this PUD Ordinance and its supporting exhibits, as a business Park/Industrial Office Development. The property will be developed and adhere with the goals and objectives of the BP Land Use Category of the City of Jacksonville 2045 Comprehensive Plan Future Land Use Element. It is the intent of the owner to commence the construction of the improvements immediately after zoning approval. All

maintenance and operations will be the sole responsibility of the landowner, in compliance with then municipal Ordinance for the City of Jacksonville and this PUD.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) Medical and dental or chiropractor offices and clinics
 - (2) Professional offices
 - (3) Business offices
 - (4) Union halls
 - (5) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
 - (6) Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle more than one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers, or other heavy construction equipment)
 - (7) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
 - (8) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code
 - (9) Vocational, technical, business, trade or industrial schools and similar uses
 - (10) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4
 - (11) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
 - (12) Animal hospitals, veterinary clinics, animal boarding places, dog parks
 - (13) Fitness centers
- (b). Permitted accessory uses. See Section 656.403.
- c) Permissible uses by exception.
- (1) Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Lot Requirements

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

Lot size- Minimum of 10,000 square feet

Lot Width- minimum of 100 feet

Minimum Yards:

Front-20 feet

Side- 10 feet

Rear- 10 feet

2. Maximum Parcel or sub-parcel Coverage by all buildings and structures: 65%

3. Maximum Height of Structures: 35 Feet

B. Ingress, Egress, and Circulation

1. Parking requirements for this development shall be consistent with the Zoning code

2. Vehicular access to the property will be by the way of Washington Avenue and Elm Street. Refer to Site plan. The final location of all access points is subject to the review and approval of the Development Services Division.

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.

Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

C. Signs.

All Signs shall comply with Chapter 656 part 13 of the Jacksonville Zoning Code.

D. Site Design and Landscaping

The Subject Property Parking will be developed in Accordance with part 12 of the Jacksonville Zoning Code. Loading Facility will be in the front and indoor areas to promote screening.

E. Building Orientation

1. The building will be oriented as depicted on the site plan Exhibit E.

F. Parking

1. Parking Spaces will meet the requirements of Part 6 of the Zoning Code.

F. Utilities including Water, Electric and Sewer will be provided by the City of Jacksonville Electric Authority.

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

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.

VI. 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 Use Regulations. The proposed project is more beneficial to the surrounding neighborhood and community. This PUD Zoning will allow the development of property on Washington Avenue to be used for limited industrial use and a business related uses. This PUD will be more efficient than would be possible through strict application of the Zoning Code; There are multiple commercial properties in proximity to the subject property. This proposed project is compatible with surrounding land uses and will improve the characteristics of the surrounding area. The proposed project will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.