

**EXHIBIT 3
WRITTEN DESCRIPTION**

330 9th STREET WEST

October 22, 2020

I. PROJECT DESCRIPTION

A. 1.71 acres

1. Location of Site: Property is located in south-western Springfield, South of W. 9th Street, West of N. Pearl Street and North West of 8th Street.
2. Existing Use: Vacant
3. Surrounding Uses: There is a mixture of duplex, smaller multi-family and larger single family residential units that surround the property. Series of vacant lots and
4. Historic Conditions: Property resides in the Springfield Historic District. Per COJ Historic Planning, all three of the existing buildings are historic contributing to the neighborhood.
5. Proposed Uses: The site is proposed to be primarily multi-family residential development with up to a maximum of 50 individual units. The larger structure will be strictly multi-family. Given the original use the two smaller parcels as residential and their location between other houses, the developer is working to bring these back to their original use as residential. With that said, with the current uncertainty of the economy, the project would reserve the right to continue to use as commercial should the conversion not be feasible. A new single family bungalow home would be developed of small parcels on 9th Street with parking access along the existing alley. The structure will be designed to the vernacular of the surrounding architectural. The site is built into the existing urban fabric. The entire designated site areas are built into the existing urban fabric. There are multiple existing building types and styles. The architectural design will be unique within each building consisting of rehabilitation of each building. It is envisioned that site amenities may include, outdoor courtyard areas, outdoor grills and possibly a pool amenity and pavilion.

Residential Unit Mix Proposed:

Square Footage	Type	Max. # of Units	Parking Requirement /per Unit
400-1,000 SF	Efficiency/ 1 Bedroom		1
750 SF+	2+ bedroom		1
TOTAL		48	48

- B. Project Planner:** Ricardo E. Quinones, AIA, LEED AP BD+C
PQH Group Design, Inc.
4141 Southpoint Drive East, Suite 200
Jacksonville, Florida 32216

- C. Project Developer: Joshua Pardue, Managing Partner
GNP Development
101 S. 12th Street, Suite 102
Tampa, Florida 33602
- D. Current Land Use Category: 071742.0000 RPI
071743.0000 CGC
071746.0000 PBF
071739.0000 MDR
- E. Current Zoning District:
071742.0000 - CRO-S
071743.0000 - CCG-S
071746.0000 - PBF-1
071739.0000 - RMD-S
- F. Requested Land Use Category: All 4 parcels to become RPI
- G. Requested Zoning District: Planned Unit Development
- H. Real Estate Number(s): 071742.0000
071743.0000
071746.0000 (Boys and Girls Club)
071739.0000 RMD

II. QUANTITATIVE DATA

- A. Total Gross Acreage: 1.71 acres – 100%
- B. Total number of dwelling Units: 48 dwelling units
- C. Total amount of non-residential Floor area: 8,000 SF Planned/TBD
- D. Total amount of recreation area: 2,500 SF minimum – which may include outdoor plaza area, outdoor kitchen pool amenity and/or pavilions.
- E. Total amount of open space 10,000 SF of site minimum will be previous/vegetated
- F. Total amount of public/private rights of way: 0 SF
- G. Total Land Coverage by all buildings and Structures: 22,000 SF±

III. STATEMENTS

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

Within the Springfield Zoning categories, the only way to develop multi-family residential is through a PUD rezoning. To maintain characteristics of an urban environment, we are requesting slight variations of the parking and landscape requirements. This project is also running concurrently with a small scale comprehensive plan amendment change to assist in seeking greater density to allow this project to be economically feasible.

- 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 subject property is being developed by one sole developer. The project is anticipated to be a rental type development that would have one user be responsible for all common grounds, parking and areas from the right-of-way to the edge of the pavement.

The existing on-site trash and recycling is off an alley east of Parcel 071746.0000, centrally located on the site with anticipation that the City garbage will continue to collect in this area. Any on-site stormwater will be maintained by the property owner.

The developer may seek closure of the alley on the east of the main parcel. The City has expressed a desire for relieving itself of the maintenance burden.

- C. Justification for the rezoning.

This request allows to properly re-develop the site as a primarily residential project, while maintaining the historic character and nature of the existing structures. Furthermore, it is the intent to maintain the existing exterior to the greatest possible extent, only entailing refurbishments of existing finishes to compliment and aesthetically enhance the overall surrounding community, while staying in reasonable character with the surrounding neighborhood. The two parcels located on Pearl are originally single family structures, currently used as commercial. The intent is to create multi-family apartments in each, however, the Developer wants to reserve the right to keep them as commercial due to potential economic trends to allow the properties to be financially viable.

- D. Phase schedule of construction (include initiation dates and completion dates):

It is anticipated that the overall development will be selectively demolished and renovation conducted in one single phase, taking approximately 12 months to 24 months for completion. In the event that market demands are showing concerns for residential apartments, the applicant requests the ability to phase the development out in two phases over a 5 year period from initial building permit.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- Medical and dental or chiropractor offices and clinics
- Professional offices
- Business offices
- Private clubs
- Gym/Fitness
- Retail sales or other commercial uses
- Financial Institutions
- Single family residential
- Multi-family residential units
- Townhouse units
- Group care homes
- Home occupations meeting the Springfield performance standards and development criteria set forth in Section 656.369

B. Permissible Uses by Exception

- Day care centers
- Elementary and Secondary Education
- Vocational Education

C. Permitted Accessory Uses and Structures:

- Free-standing garages
- Amenity center restroom facility
- Outdoor shade structures
- Outdoor kitchen

D. Restrictions on Uses:

- Commercial uses are limited to open hours between those 7AM to 10PM
- Delivery of goods are limited to open hour as well

V. DESIGN GUIDELINES

A. Lot Requirements:

(1) *Minimum lot requirements (area and lot width):* N/A

(2) *Maximum lot coverage* 35 percent max lot coverage by all buildings and structure.

(3) *Minimum front yard:* 10-foot minimum and 15 foot maximum to main building wall. Front yard porches can be as close as 2 feet to the front property line. Any existing structures will maintain their existing setback, and can be re-constructed to historic or pre-existing conditions.

(4) *Minimum side yard:* 10 feet. Any existing structures will maintain their existing setback and can be reconstructed to historic or pre-existing conditions.

(5) *Minimum rear yard:* 10 feet for primary structures
6 feet to alley for parking garages with second floor units above.

Note: The property has three separate front yards, four side yards and two rear yards. Encroachments are sidewalks, parking signage, utility structures, fences, HVAC equipment, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks.

(6) Lot Requirements for single family residence

(a) Minimum lot requirements (area and lot width)	4,000 S.F.	40'-0"
(b) Maximum lot coverage	65%	
(c) Minimum front yard	20 Feet	
(d) Minimum side yard	3 Feet	
(e) Minimum rear yard	10 Feet	

(7) *Maximum height of structures:* Height shall be measured from the established grade at the highest point of the property to either the highest point of the coping of a flat roof, the deck line of a mansard roof, or the mean height level between eaves and ridge for hip, gable, and gambrel roofs.

Height limitations do not apply to spires, belfries, cupolas, flag poles, antennas, water tanks, fire towers, cooling towers, ventilators, chimneys, radio and television towers, elevator hoist-a-ways not intended for human occupancy.

BUILDING #	STORIES	MAX. HEIGHT
A 330 9 th St. W.	2	70 (EXIST.)
B 1824 Pearl St. N.	2	45 (EXIST.)
C 1830 Pearl St. N.	2	45 (EXIST.)
D 9 th St. W.	2	35

**Due to unforeseen structural integrity of the existing structures at this time, the total number of units per building are seen as anticipated. Unit quantities can vary between all building uses on site to no greater than 50 total units.*

(8) *Minimum unit size:*

Square Footage	Type
400-1,000 SF	Efficiency
500-1,000 SF	1 Bedroom
750 SF +	2+ bedroom

B. Ingress, Egress and Circulation:

(1) *Parking Requirements:* Strict compliance with Part 6 of the Zoning Code will be excused in order to facilitate the urban pedestrian character of this project. Due to the urban nature of the site, internal drive aisles may be reduced to 20 feet to accommodate additional parking for the site, with or without adjacent parking and as substantially shown on the site plan.

Parallel Parking located adjacent to alley can physically be located adjacent to alley ROW and be sized eight (8) foot wide by twenty-two (22) feet long. Vehicular use area does not require landscape screening from alley way as substantially shown on the proposed master site plan. Modifications to parking requirements with the PUD may be permitted by an administrative deviation.

Approximately 50 parking spaces will be provided via off-street parking locations on the Subject property as shown on the proposed master site plan.

Multi-Family Parking Requirements: Parking will be provided as 1 parking space for each residential unit, regardless of size or number of bedrooms. This includes all angle and 90-degree parking and parallel parking spaces. The site will meet current LDC Bicycle Parking requirements.

Commercial Parking Requirements: No parking is required for non-residential uses.

If the existing two parcels are partially or wholly used as commercial the amount of offstreet parking will remain the same. The commercial parking needed would be offset by the reduction in multi-family units.

Shared parking will be available from residential units during the day time for non-residential uses. Additional on-street parking is ample and available on the surrounding roadway network. North of the subject site and south. There is approximately 144 feet of frontage on the north side of at 9th Street. There is approximately 140 feet of frontage along the west side of Pearl Street. In total, there is adequate room to accommodate additional vehicles to be parked within the right-of-way adjacent to the property.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall remain as is from Pearl Street on the east, West 9th Street on the North and West 8th St. on the South and two alleys which run parallel on either side of the properties on the East and West.. As substantially shown in the Proposed Master Site Plan. There shall be a minimum of two points of vehicular access from exterior roadways as substantially shown on the Proposed Master Site Plan. There are also multiple vehicular connection points to the existing alleys that run along the sides of the property.

The Proposed Site Plan is preliminary and subject to minor adjustments and prior to development; provided, however, that the final location and design of all access points shall be subject to the review and approval of the Development Services Division.

(3) *Pedestrian Access.*

- a. Currently there are existing sidewalks which affront the property on 9th, 8th and Pearl Streets.
- b. Any new Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.
- c. Sidewalks within the ROW.

(4) *Waste Collection.*

a. Waste collection must be screened per Land Development Code. Collection area may have a Zero (0) foot setback to the alleyway or as substantially indicated in the Proposed Master Plan. The Developer reserves the right to install a dumpster for recycling. The Developer reserves the right to install a trash compactor which meets City Land Development Code.

C. Signs:

(1) One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in of sign copy area and twelve (12) feet in height per street front. This will allow for a maximum of three (3) monument signs on the subject property. Development

Signage may be located minimum of two (2) feet from ROW or property lines, but outside any vehicular site triangle.

(2) Wall signs not to exceed ten (10%) of the square footage of the commercial tenant space frontage abutting a public right-of-way are permitted.

(3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of 12 square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

(4) Directional signs shall not exceed 4 square feet in area and 4 feet in height.

(5) Modifications to the signage requirements within the PUD maybe permitted by a sign waiver.

(6) Illumination: Signage may include internal or external illumination. External illumination on only commercial business, and can only illuminate the sign face itself.

(7) Restrictions. Signage is not allowed to have any flashing or animation for residential or commercial use.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code unless noted below and in substantial compliance with the attached master site plan.

a. Overall Landscape Code Requirement: Due to the urban nature of the site, and concern for over screening of the property, the subject site will meet a minimum of 50% of all on-site shade tree planting requirements within the land-development code.

b. Florida-Friendly Landscape and Irrigation design standards

1. Minimum tree planting requirements not required due to urban nature of the site.
- c. Vehicular Use Area Interior Landscaping
 1. There is no minimum planting requirement for VUA off-street parking areas.
 2. Due to urban nature of site, and minimal area for parking, trees are not required to be distributed so that all portions of the VUA are within 55-foot radius of any tree.
- d. Perimeter Landscaping adjacent to abutting properties and vehicular use area alley-ways.
 1. There is no requirement for shade trees.
 2. Vehicular use area does not require landscape screening from alley way as substantially shown on the proposed master site plan.
- e. Uncomplimentary Buffer Standards / not adjacent to Alleyway: It is the intent of this PUD to match existing architectural characteristics to adjacent residential development. The site includes a minimum 10' landscape area between existing or proposed structures and adjacent residential lot line. This landscape area will include 50% shrub / hedge coverage, with understory trees planted 50 feet on-center over the uncomplimentary property line. Furthermore, for this property, where adjacent properties hardscape encroaches the subject property, during construction, the developer will work with adjacent land-owner to either maintain, enhance remove this encroachment as necessary.

E. Recreation and Open Space:

The Development may include a small community pool amenity located as shown on the Proposed Master Plan.

F. Utilities

1. Water, Sanitary Sewer and Electric will be provided by JEA.

G. Wetlands/Protected Species

1. There are no wetlands nor protected species located on the subject property.

H. PUD Site Plan – Dated July 24, 2020

The configuration of the development as depicted in the Proposed Master Site Plan is conceptual and revisions to the Site Plan may be required as the proposed development proceeds through final engineering and site plan review and is subject to the review and approval of the Planning and Development Review Services Department. This includes individual density per building, parking configuration pedestrian circulation and site amenity areas.

I. Modifications

Amendments to the approved PUD may be accomplished by minor modification, sign waiver, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Land Development Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a zoning exception.

J. Temporary Uses

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

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