

# Exhibit 3

## WRITTEN DESCRIPTION MAIN STREET Food Park August 12, 2021

### I. PROJECT DESCRIPTION

- A. The subject lot is located on the Springfield, Historic District; at the intersection of North Main Street and 4<sup>th</sup> street. The street address is **1352 North Main St, Jacksonville, FL, 32206.**

The site is located on a flood plain designation - **Zone X**, or area of minimal flood hazard per FEMA. With a total land area of 16,190 SF or **0.37 Acres**.

The project consists of the revitalization of an existing, fully paved, vacant, urban lot into a neighborhood; family-friendly, open space. The lot will be programmed into two separate zones.

The south zone will be devoted to pedestrians and will include functions such as outdoor seating, artificial turf areas, an outdoor stage for performances, an outdoor playground area and a small dog park.

The north zone of the site will be used as a food-truck urban forecourt, with the capacity to accommodate a maximum of 7 food trucks at any given time.

The existing **768 SF**, single-story, masonry structure; will be renovated to accommodate the following functions:

- A small office, for business operations and administrative purposes;
- A new kitchen will be used for commissary and prepping (The space will house a stove/oven, refrigerators, freezers and storage, dry and cold, for the use and operation of the renovated facility, in accordance with the owner's program). The remainder front space will be the serving area for snowballs and other desserts,
- A service window,
- Two accessible restrooms, and
- General storage for outdoor furniture.

An outdoor wood deck (15'- 8"x 30'- 0"x 2'-0") will be required to achieve an accessible ramp from grade onto the building finish floor and to provide an area for customers to order food/drinks out of the new service window.

Customers will only be allowed into the facility to use the new public restrooms.

- B. Project Architect/Planner: ***Andres Santandreu, AIA, NCARB***

- C. Project Engineer: NA

D. Project Developer: **Cherron Johnson.**

E. Current Land Use Category: **Commercial Community/ General Springfield – CCG-S**

F. Current Zoning District: **01188 SPRINGFIELD S/D BLK 3,5,9**

G. Requested Land Use Category: **Planned Unit Development - PUD**

H. Requested Zoning District: **01188 SPRINGFIELD S/D BLK 3,5,9**

I. Real Estate Number(s): **070889-0000**

## II. QUANTITATIVE DATA

Total Gross Acreage	<input type="text" value="0.37"/>	acres	<input type="text" value="100"/>	%
Amount of each different land use by acreage				
Single family	<input type="text"/>	acres	<input type="text"/>	%
Total number of units	<input type="text"/>	d.u.		
Multiple Family	<input type="text"/>	acres	<input type="text"/>	%
Total number of units	<input type="text"/>	d.u.		
Commercial	<input type="text" value="0.185"/>	acres	<input type="text" value="50"/>	%
Industrial	<input type="text"/>	acres	<input type="text"/>	%
Other land use	<input type="text" value="0.185"/>	acres	<input type="text" value="50"/>	%
Total amount of non-residential floor area	<input type="text"/>	sq. ft.	<input type="text"/>	%
Active recreation and/or open space	<input type="text"/>	acres	<input type="text"/>	%
Passive open space, wetlands, ponds	<input type="text"/>	acres	<input type="text"/>	%
Public and private right-of-way	<input type="text"/>	acres	<input type="text"/>	%
Maximum coverage of buildings and structures	<input type="text" value="1,908"/>	sq. ft.	<input type="text" value="11"/>	%

### III. STATEMENTS

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

The proposed PUD contemplates implementing, outdoor, recreational uses not permitted by right, on the commercial, zoning category, CCG-S. Some of these uses are as follow:

- Dog Park @ 848 SF
- Children's Playground @ 576 SF
- Adult Gammng Zone @ 1,152 SF
- Outdoor, Seating and Dinning Areas @ 2,569 SF
- Outdoor Stage @ 186 SF
- Outdoor Assembly Space/area @ 640 SF
- Food Truck Forecourt @ 6,000 SF

In addition to the non-permitted, recreational, outdoor uses described above; the owner, expects to sell alcohol (beer and wine), for consumption at the site during hours of operation.

**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.

All the associated costs with site improvements, operation and maintenance will be solely the responsibility of the client/developer, leasing the subject lot for the intended project; in accordance with the terms and conditions agreed upon with the property owner.

**C.** Justification for the rezoning.

The proposed development, contains, recreational, outdoor uses, not contemplated or allowed by right on the current zoning code, for zoning Category CCG-S.

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

The Client expects to begin construction of the proposed, outdoor site improvements by mid to late July and be ready to operate the site for its intended purpose, no later than the first weekend of September of the current calendar year.

### IV. USES AND RESTRICTIONS

The information below is provided in accordance with the City of Jacksonville's, Zoning Section, Chapter 656 – Zoning Code, Part 3, Sub-Part I, Section 656.368.

## A. Permitted Uses:

- (1) Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts not installation, repair or rebuilding of parts) and accessories and similar uses.
- (2) Service establishments such as barber or beauty shops, shoe repair shops, restaurants, interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, (but not day labor pools), home equipment rental and similar uses.
- (3) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- (4) All types of professional and business offices, newspaper offices (but not printing), employment offices, union halls, buildings trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) and similar uses.
- (5) Original use single-family dwellings.
- (6) Original use two-family dwellings.
- (7) Original use multiple-family dwellings.
- (8) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, theaters (including motion picture theaters but not open-air theaters), and similar uses (but not dance halls).
- (9) Art galleries, museums, community centers, music, photography, gymnastics, karate and martial arts studios, theaters for stage performances (but not motion picture theaters) dance, art, vocational, trade or business schools and similar uses.
- (10) Homes for aged and orphans.
- (11) Nursing homes.
- (12) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (13) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code and the Springfield performance standards and development criteria set forth in [Section 656.369](#).
- (14) Hospitals, sanitariums and similar uses.
- (15) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant

- or food truck.
- (16) Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).
  - (17) Veterinarians meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - (18) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
  - (19) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - (20) Churches, including a rectory or similar use.
  - (21) Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - (22) Restaurants/Food Trucks with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

**B. Permissible Uses by Exception:**

- (1) An establishment or facility which includes the retail sell and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both, including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (2) New multi-family structures.
- (3) Live-work lofts meeting the criteria set forth in [Section 656.369](#).
- (4) Crematories.
- (5) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (6) Essential services including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (7) Private Clubs.
- (8) Billiard Parlors.
- (9) Residential treatment facilities for persons with disabilities, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
- (10) Emergency shelter homes, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

**C. Limitations on Permitted or Permissible Uses by Exception:**

All the permitted and permissible uses by exception in the CCG-S District are subject to the following provisions:

(1) Sales, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for.

**D. Permitted Accessory Uses and Structures:**

In addition to the requirements of [Section 656.403](#), the following are also permitted accessory uses and structures:

- (1) Interior Apartments in conjunction with any other permitted use if such apartments are limited to the second story of the building or to under 50 percent of the building ground floor area.
- (2) Pay phones meeting the Springfield supplemental standards and development criteria set forth in [Section 656.369.1](#).
- (3) Satellite dishes meeting the Springfield supplemental standards and development criteria set forth in [Section 656.369.1](#).
- (4) Vending machines meeting the Springfield supplemental standards and development criteria set forth in [Section 656.369.1](#).

**V. DESIGN GUIDELINES**

**A. Lot Requirements:**

- (1) *Minimum lot area: None, except as otherwise required for certain uses.*
- (2) *Minimum lot width: None, except as otherwise required for certain uses.*
- (3) *Maximum lot coverage: None, except as otherwise required for certain uses.*  
*Impervious surface ratio as required by [Section 654.129](#).*
- (4) *Minimum front yard: None, maximum 10 feet.*
- (5) *Minimum side yard: None, if the building on the adjacent lot is built to the property line or if the adjacent lot is vacant. Unless no space is left between buildings on adjacent lots, a space of not less than six (6) feet shall be provided between buildings. Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.*
- (6) *Minimum rear yard: 15 feet*
- (7) *Maximum height of structures:*
  - (7.1) **Principal structure 45 feet.**
  - (7.2) Accessory structures shall not be higher than principal structure.

## **B. Ingress, Egress and Circulation:**

### *(1) Parking Requirements.*

*The required parking count, per the Springfield, Historic Overlay is 0. However, four (4) off- street parking spaces will be provided for commercial, vehicular parking, of North Main Street.*

No minimum parking is required, except for churches with more than 50 sanctuary seats, which must provide at least 50 percent of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code, and multiple-family and live-work loft uses, which must provide at least 80 percent of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code.

The number of parking spaces provided shall not exceed the minimum number of parking spaces required under Part 6 of the Zoning Code.

### *(2) Vehicular Access.*

- a. Vehicular access to the Property shall be by way of **4<sup>th</sup> Street**, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
- b. 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.

***\*NOTE:*** *During times when 4<sup>th</sup> street access is not possible, secondary vehicular access, for food trucks, will be provided through the existing 12'-0" wide, access aisle on the west side of the site.*

### *(3) Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

The proposed project is designed to function as a pedestrian-oriented development.

## **C. Signs:**

- (1) One (1) double faced monument sign not to exceed 32 square feet in area and 20 feet in height. The sign may be internally or externally illuminated. An electronic message device is prohibited.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) Directional signs shall not exceed 4 square feet in area and 4 feet in height

**D. Landscaping:**

Landscape will be provided as shown below.

Per **SEC. 656.1214**, One (1) tree shall be required per 5,000 SF of Land Area.

Then:  $(17,450 \text{ SF} / 5,000 \text{ SF}) = \mathbf{3.49}$

Four (4) new, shade trees will be provided along North Main Street as illustrated on the proposed Site Plan.

**F. Utilities:**

Water will be provided by COJ – Water and Sewer Expansion Authority - WSEA.

Sanitary sewer will be provided by COJ – Water and Sewer Expansion Authority - WSEA .

Electric will be provided by JEA .

**G. Wetlands:**

Wetlands will be permitted according to 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 all then existing and proposed uses within the Property and showing the general layout of the overall Property.