

Exhibit 3

WRITTEN DESCRIPTION

CAMDEN OAKS PUD

July 16, 2021

I. PROJECT DESCRIPTION

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

842 New Berlin Road, 832 New Berlin Road, & 12661 Camden Road, RE #s: 106692 0000, 106691 0000, and 106699 0000, respectively; 7.63 total acres; currently vacant property in CO zoning district (106692 0000 & 106691 0000) and RLD-60 zoning district (106699 0000); surrounding uses are either vacant, commercial office (CO) or low density residential (RLD-60). Types of surrounding uses include small business, multi-family development, vacant, residential. The proposed project will consist of 76 townhomes with associated parking, recreation space and stormwater retention pond.

B. Project Name: **Camden Oaks PUD**

C. Project Architect/Planner: **To Be Determined**

D. Project Engineer: **Tocoi Engineering**

E. Project Developer: **Eugene Paly**

1) Current Land Use Designations: **CGC & LDR**

2) Current Zoning District: **CO & RLD-60**

3) Requested Zoning District: **PUD**

3) Proposed Land Use Designation: **RPI**

F. Real Estate Number(s): **106692 0000, 106691 0000, and 106699 0000**

II. QUANTITATIVE DATA

A. Total Acreage: **7.47 Acres**

- B. Total number of dwelling units: **76**
- C. Total amount of non-residential floor area: **0**
- D. Total amount of recreation area: **0.17 acres**
- E. Total amount of open space: **1.32 acres**
- F. Total amount of public/private rights-of-way: **1.80 acres**
- G. Total amount of land coverage of all buildings and structures: **97,800 sq. ft.**
- H. Phase of schedule of construction (include initiation dates and completion dates):
Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.

III. STATEMENTS

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

The proposed PUD includes a multi-parcel property that is currently zoned CO (Commercial Office) and RLD-60 (Residential Low Density). The intended use of the property is going to be changed from vacant office/residential to PUD to accommodate a 76-townhome unit development with associated parking, recreation area and stormwater management pond.

- 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 owner and its successors, assigns and lessees will continue to operate and maintain all areas and functions of the Property described herein.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- 1) Single-family dwellings.
- 2) Multiple-family dwellings.
- 3) Townhomes
- 4) Housing for the elderly.
- 5) Adult Congregate Living Facility (but not group care home or residential treatment facility).
- 6) Family day care homes meeting the performance standards and development criteria set forth in Part 4.
- 7) Foster care homes.
- 8) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.

- 9) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- 10) Churches, including a rectory or similar use, meeting the performance and development criteria set forth in Part 4.
- 11) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception: None

Permitted Accessory Uses and Structures: *Those authorized in Sections 656.403*

C. Restrictions on Uses: None.

V. DESIGN GUIDELINES

A. Lot Requirements:

- 1) *Minimum lot area:* 2,500 square feet
- 2) *Minimum lot width:* 20 feet
- 3) *Maximum lot coverage:* 70 percent
- 4) *Minimum front yard:* 20 feet
- 5) *Minimum side yard:* 0 feet; 5 for end units
- 6) *Minimum rear yard:* 10 feet
- 7) *Maximum height of structure:* 35 feet

B. Ingress, Egress and Circulation:

Parking Requirements.

- a. **The parking required for this development will meet the requirements of Part 6 of the Zoning Code.**
- 2) *Vehicular Access.*
 - a. **Primary vehicular access to the Property shall be by way of New Berlin Road, substantially as shown in the Site Plan. Secondary vehicular access to the Property shall be by way of Camden Road, 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.**
- 3) *Pedestrian Access.*

- a. **Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and the City’s Land Development Regulations.**

C. Signs:

Signage shall be as permitted by Part 13, Chapter 656, Zoning Code.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

Further, landscape screening will be provided along the northern and western borders of the property as depicted in the attached site plan.

E. Recreation and Open Space:

Approximately 0.17 acres of recreation and open space will be provided, substantially as shown in the Site Plan.

Maintenance and operation of recreation and open space areas not so operated and/or maintained by the City shall be managed by the Camden Oaks residential subdivision’s Incorporated Home Owners Association (“HOA”), created by the Developer prior to the completion of the single phase development, certificates of occupancy, and prior to any modification request to the PUD following its approval by City Council. Evidence of the establishment of the HOA will be submitted to the City Planning Department’s Building Inspection Division along with the original building permit applications.

F. Utilities.

Water and electric will be provided by JEA.

Continued maintenance and operation of the stormwater management system shall be managed by the Camden Oaks residential subdivision’s Incorporated Home Owners Association (“HOA”), created by the Developer prior to the completion of the single phase development, certificates of occupancy, and prior to any modification request to the PUD following its approval by City Council. Evidence of the establishment of the HOA will be submitted to the City Planning Department’s Building Inspection Division along with the original building permit applications.

G. Wetlands

There are no jurisdictional or isolated wetlands on the Property.

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.

The proposed PUD will provide for development of residential multi-family townhomes with greater density than the current LDR category. Further, commercial uses will be eliminated to accommodate the residential multi-family development. Appropriate buffers will be provided along adjacent properties and recreation space within the PUD will be provided.

VII. 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 2030 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;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area by developing multiple vacant parcels zoned CO into a medium-density residential property consisting of 76 individually owned townhomes which is less impactful than what is currently allowed and is consistent with nearby residential uses;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan by developing multiple vacant parcels zoned CO into a medium-density residential property consisting of 76 individually owned townhomes which is less impactful than what is currently allowed and is consistent with nearby residential uses;
- D. Provides a needed service in the area by developing multiple vacant parcels zoned CO into a medium-density residential property consisting of 76 individually owned townhomes which is less impactful than what is currently allowed and is consistent with nearby residential uses.