

Exhibit 3
Morse Avenue
Residential PUD
Written Description
May 4, 2023

I. PROJECT DESCRIPTION. The Morse Avenue PUD is an approximately 13.74-acre project located on the southside of Morse Avenue, west of its intersection with Ricker Road. The property is located between the First Coast Expressway and I-295. This application would allow for development of a residential subdivision, including single-family lots and/or duplex lots. The designated Land Use under the Comprehensive Plan for the area proposed for development is Low Density Residential, which allows up to seven (7) units per acre. The property is in the Suburban Development Area. The Morse Avenue PUD will be developed with a maximum of four (4) units per acre and the project will not exceed 50 lots. The current zoning is RR-Acre and PBF-1 (JEA Easement). Access would be provided from Morse Avenue. Other existing and approved developments in the area include existing mobile home parks, apartments and homes for rent communities (JWB), Forest Crest (40' SF lots), Ricker-Townsend PUD (40' SF lots) and Ashers Landing (Duplex lots).

Surrounding land uses:

	Land Use	Zoning	Use
North	LDR	RLD-60, RR-Acre	Single Family and Mobile Homes
East	LDR	RR-Acre, PBF-1	Residential and JEA easement
South	LDR	RLD-60, PUD (40' lots) RR-Acre	Single family and mobile homes
West	LDR	RR-Acre	Single family and mobile homes

II. USES AND RESTRICTIONS.

A. Permitted uses and structures.

Duplexes

Single family detached dwelling units.

Foster care homes.

Family day care homes meeting the performance standards and development criteria set forth in Part 4.

Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.

Essential services, including water, sewer, gas, telephone, radio, television, and electric meeting the performance standards and development criteria set forth in Part 4.

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.

Recreation areas, which may include a pool, cabana/clubhouse, health/exercise facility, resident boat and r/v parking, and similar uses.

Mail center. Covered school bus stop subject to the approval of the appropriate Duval County School Board office.

Home occupations meeting the performance standards and development criteria set forth in Part 4.

Lakes and ponds excavated as part of the development's stormwater retention system, or recreation area.

Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for rental or sales activities is permitted adjacent to model units.

Agricultural and silvicultural uses prior to development of the property as a single-family subdivision.

- B. Density. The maximum gross density of the PUD shall not exceed 4 units per gross acre.
- C. Permitted accessory uses and structures. Accessory uses and “accessory uses and structures in a residential district” are allowed in accordance with Section 656.403 of the Zoning Code.
- D. Permissible uses by exception. None.
- E. Limitations on permitted or permissible uses by exception. N/A
- F. Lot requirements.
 - I. Minimum lot requirement (width and area).
 - Duplex Lots
 - a) Width – Twenty (20) feet per unit (40 feet per duplex building).
 - b) Area – 1,700 square feet per unit lot.
 - Single Family Lots
 - c) Width – Forty feet (40) feet.
 - d) Area – 3,200 square feet.

- II. Maximum lot coverage by buildings and structures at ground level: 70%
 - a) Minimum yard requirements. The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are as follows:
 - b) Front - 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building facade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building facade.
 - c) For corner lots, the minimum front yard shall be ten (10) feet if no driveway is proposed on the front yard upon which this lower yard requirement is applied.
 - d) Side – Five (5) feet.
 - e) Rear – Ten (10) feet to the lot line or the top of bank of a pond, where the lot line extends into the pond.
 - f) Side or Rear from one-way street – Ten (10) feet.
 - g) Setbacks shall be measured from the structure’s exterior walls.
- III. Building height. The maximum height for all structures and buildings is thirty-five (35) feet.
- IV. Each residential lot shall have frontage on a public or approved private street equal to not less than 80 percent of the minimum lot width.
- G. Impervious surface ratios. The maximum impervious surface ratio for lots is 75%.
- H. Recreation. The development shall meet the standards to satisfy park and recreation requirements in accordance with Section 656.420(b) of the Zoning Code.
- I. Differences from usual application of Zoning Code. (Comparing to RLD/RMD zonings):
 - 1. Churches, golf courses and country clubs were omitted from the allowed list of uses. None of the uses allowed by exception in RLD, including cemeteries, schools, borrow pits; bed and breakfast establishments, are proposed to be allowed by exception.
 - 2. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Amenity centers and mail centers are

specifically proposed for clarification. Agricultural uses are specifically allowed to continue.

3. Within the permitted uses for the designated recreation area, a parking area for residents' private boats and RVs may be permitted in the future by the HOA, if it so chooses.
4. The minimum lot frontage on a cul-de-sac is proposed to be 25 feet or 80 percent of the minimum lot width, whichever is less. Section 656.407, Jacksonville Zoning Code, normally requires the minimum lot frontage on a cul-de-sac to be 35 feet or 80 percent of the minimum lot width, whichever is less.
5. Although the Zoning Code does not consider duplexes and single-family uncomplimentary uses, as defined in Section 656.1216, a visual screen shall be provided along the perimeter of the project where residential lots abut adjacent properties.
6. The minimum front yard for one side of a corner lot is proposed to be reduced to 10 feet where such side is not proposed to have a driveway. This modifies the application of front yard requirements found in the definition of "lot frontage" under Section 656.1601. This definition provides in part that all sides of a lot adjacent to streets shall be considered frontage and follow the Zoning Code's yard requirements.
7. The proposed development allows for a mixture of lot sizes and unit types, 20' duplex unit/40'duplex building, attached single family lots and 40' single family lot widths to promote a diversity in house plans, home elevations, and pricing.
8. RLD-40 and RMD-A, both consistent with LDR land use, have a minimum 3' side yard setback with a 10' separation between single family structures. The proposed zoning meets the 10' separation requirement but also requires each unit to have a 5-yard setback.
9. A provision requiring attached residential structures to have a single hip roof covering both units at the rear elevation has been added to the Design Guidelines, Architectural standards to provide consistent architectural design within the community and to adjacent residential structures.
10. Three (3) guest spaces per residential unit shall be provided regardless of type of residential (single family or duplex). Typically, the Code would not require guest parking for single family lots.

III. DESIGN GUIDELINES.

A. Ingress, Egress and Circulation.

Parking Requirements. A minimum of two spaces of off-street parking will be provided per dwelling unit. One guest space will be provided for each three (3) residential units.

Vehicular Access. Vehicular access shall be provided via a single access point on Morse Avenue.

Pedestrian Access. The developer will comply with the applicable sidewalk regulations of the Jacksonville Zoning Code.

- B. Signage. Signage shall be consistent with Part 13 of the Zoning Code, which includes (but is not limited to) the allowance of neighborhood identification sign(s) up to twenty-four square feet in area per sign under Section 656.1312.
- C. Landscaping. Landscaping, buffers, and tree protection shall be consistent with Part 12 of the Zoning Code. The required minimum amount of tree planting for lots may be located outside the individual lot boundary within the overall community boundary.

The proposed development is not an uncomplimentary land use or zoning as defined by Section 656.1216; however, the developer will install a fence, berm, landscaping, or combination thereof, along the perimeter where residential lots abut an adjacent property to provide a visual screen.

- D. Open space. At least 10 percent of the total site will be passive open space, which may consist of, in part, stormwater pond area.
- E. Utilities. Utilities will be provided by JEA.
- F. Wetlands. All wetlands impacts will be mitigated in accordance with state and federal regulations.
- G. Architectural standards. The Architectural and Aesthetic Regulations for Single-Family Dwellings in Part 4 apply to residential buildings in this development. Duplexes are required to have a single hip roof covering both units at the rear elevation of the structure to provide visual consistency with any existing or future single-family homes.
- H. Stormwater retention. Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.
- I. Schedule. Horizontal construction is anticipated to occur in one phase, with horizontal construction expected to be completed within three (3) years of commencement of construction. Lot development will occur based on market conditions. Upon approval of the construction plans for the infrastructure improvements within the property, the developer may seek and obtain building permits for the construction of residential model homes prior to the recordation of the plat for the property.
- J. Continued operation and maintenance. Long term, common areas will be maintained by a Property Owners Association and funded by assessments imposed upon the residential lots through a Declaration of Covenants and Restrictions. The Property Owners Association will be established prior to completion of any phase of development, certificate of occupancy, and prior to any modification requested

of the Planned Unit Development.

K. Conformance to Zoning Overlay. Not applicable.

IV. DEVELOPMENT PLAN APPROVAL. Applications for Verification of Substantial Compliance with this PUD shall include a preliminary development plan submitted to the City of Jacksonville Planning and Development Department, identifying all existing and proposed uses within the property, and showing the general layout of the overall property. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.

V. JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION. The proposed development is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for unique provisions concerning allowable uses and development criteria.

VI. EXISTING SITE CHARACTERISTICS. The existing site contains a residential mobile home.

VII. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan.

The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with and furthers the following Goals, Objectives, and Policies:

Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Analysis: The rezoning of the property to PUD will allow for development consistent with the designated Low Density Residential future land use of the property. It will allow for a Residential subdivision in an area with all necessary public infrastructure in place.

Goal 3 -- To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Analysis: The proposed zoning allows for appropriate infill residential development in a suburban area.

Objective 1.1 Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Analysis: The proposed use is compatible with the surrounding uses and consistent with

the designated future land use of the property.

- B. Future Land Use Element 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use, pattern, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- C. Consistency with the Concurrency Management System. The property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.
- D. Allocation of residential land use. The residential uses proposed in this PUD are in an area designated for low density residential uses under the Comprehensive Plan.
- E. Internal compatibility/vehicular access. The proposed uses are compatible with each other. Vehicular access is provided to Morse Avenue.
- F. External compatibility/intensity of development. The proposed development is consistent with the existing and planned uses of the surrounding properties and will not have any avoidable or undue adverse impact on existing or planned surrounding uses.
- G. Recreation/open space. The developer will provide active recreation area in compliance with Section 656.240 of the Zoning Code and provide an open space and passive recreation area, exceeding Code requirements.
- H. Impact on wetlands. No wetland impacts are contemplated within the development, subject to the confirmation of wetland delineation from the governing agencies. Any wetlands impacts associated with the development of the property will be fully mitigated under state and federal regulations.
- I. Listed species regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.
- J. Off-Street parking & loading. See the parking requirements proposed above.
- K. Sidewalks, trails & bikeways. The project will comply with the applicable requirements of the Zoning Code, 2045 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks.

VIII. DEVELOPMENT TEAM

Developer: Forestar (USA) Real Estate Group Inc.
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Engineer/Surveyor: Alliant

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Environmental: Carter Environmental Services, Inc.
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IX. LANDOWNER, TAX PARCEL ID and ADDRESS

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