

Exhibit 3

WRITTEN DESCRIPTION

OWENS POINT PUD

January 30, 2026

I. PROJECT DESCRIPTION

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

*0 Owens Road RE #s: 019336 0100 respectively; 4.62 total acres; currently property in PUD zoning district currently serving as vacant land; surrounding uses are either vacant, industrial light (IL), commercial community/general-1 (CCG-1) and Planned Unit Development (PUD). Types of surrounding uses include vacant parcels, residential, **light industrial, and commercial.** The proposed project will consist of a 121-unit multi-family development that will consist of a mix of workforce/affordable units and market-rate units and may include administrative offices, resident common area, office, retail and other non-residential space on the ground floor. This revised PUD includes senior facilities such as skilled nursing, adult congregant homes, and housing for the elderly.*

Project Name: **Owens Point PUD**

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

C. Project Engineer: **BGE, Inc.**

D. Project Developer: **Owens Road, LP**

E. Current Land Use Designation: **MDR**

F. Current Zoning District: **PUD**

G. Requested Zoning District: **PUD**

H. Real Estate Number(s): **019336 0100**

II. QUANTITATIVE DATA

- A. Total Acreage: **4.62 Acres**
- B. Total number of dwelling units: **121**
- C. Total amount of non-residential floor area: **0 sq. ft.**
- D. Total amount of recreation area: **0.41+ acres**
- E. Total amount of open space: **3.31 acres**
- F. Total amount of public/private rights-of-way: **0 acres**
- G. Total amount of land coverage of all buildings and structures: **29,604 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 single parcel property that is currently zoned PUD (Planned Unit Development). The intended use of the property is going to be changed from PUD to PUD to accommodate a 121-unit multi-family development comprised of a mix of workforce/affordable units and market-rate units with associated parking 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.

All areas and functions of the Property described herein shall be managed by a property management company selected or 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.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- 1) Multi-family dwellings.
- 2) Single family dwellings.
- 3) Townhomes, subject to 656.414.

- 4) Housing for the elderly.
- 5) Family day care homes meeting the performance standards and development criteria set forth in Part 4.
- 6) Foster care homes.
- 7) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
- 8) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
- 9) Group care home meeting the performance standards and development criteria set forth in Part 4.
- 10) Nursing homes.
- 11) Adult Congregate Living Facility.
- 12) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- 13) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- 14) Country clubs meeting the performance standards and development criteria set forth in Part 4.
- 15) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- 16) Cottages.
- 17) Medical and dental or chiropractor offices (but not clinics or hospitals)
- 18) Professional or business offices.
- 19) Retail outlets for the sale of food, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), and dry cleaning pickup stations, all not to exceed 50 percent of the gross floor area of the buildings of which they are a part.
 - i. Sale, display and preparation shall be conducted within a completely enclosed building.
 - ii. Products shall be sold only at retail.
 - iii. No sale, display or storage of secondhand merchandise shall be permitted.

C. Permissible Uses by Exception:

- 1) Schools meeting the performance standards and development criteria set forth in the Part 4.
- 2) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
- 3) Residential treatment facilities.
- 4) Private clubs.
- 5) Commercial Neighborhood Retail Sales and Service or Professional Office structurally integrated with a multi-family use, not exceeding 25% of the structure which it is a part.

- 6) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- 7) Residential treatment facilities.
- 8) Hospice facilities.
- 9) Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only, subject to the following condition:
 - i. Seating shall not exceed a capacity of 60; provided, that seating may be unlimited where total floor area of the restaurant does not exceed ten percent of the gross floor area of the building of which it is a part.

D. Permitted Accessory Uses and Structures:

- 1) See [Section 656.403](#).
- 2) In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.

E. Restrictions on Uses: *None*.

V. DESIGN GUIDELINES

A. Lot Requirements:

- 1) *Minimum lot area:* *none*
- 2) *Minimum lot width:* *none*
- 3) *Maximum lot coverage:* *none*
- 4) *Minimum front yard:* *none*
- 5) *Minimum side yard:* *none*
- 6) *Minimum rear yard:* *10 feet*
- 7) *Maximum height of structure:* *60 feet*

B. Ingress, Egress and Circulation:

Parking Requirements. **The parking required for this development will meet the requirements of ITE 221 Code Parking Generation Manual, 6th Edition, for a Midrise multifamily building.**

1) *Vehicular Access.*

- a. **Primary vehicular access to the Property will be private and shall be by way of Owens 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.**

2) *Pedestrian Access.*

- a. **Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 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 with exception to providing a 15ft buffer along Owens Road and Ranch Road.

E. Recreation and Open Space:

0.41+ acres of active recreation and 3.31 acres of open space will be provided as shown on the Site Plan.

F. Utilities.

Water and electric will be provided by JEA. The proposed development will connect to available JEA services.

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 units with density permitted within the MDR category which is less than 30 units per acre. 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 2045 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 a vacant PUD into a medium-density residential community consisting of 121 multi-family units which is less impactful than what is currently allowed and is consistent with nearby residential and commercial uses;
- C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan by developing a vacant parcel zoned PUD into a medium-density residential community consisting of 121 multi-family units which is less impactful than what is currently allowed and is consistent with nearby residential and commercial uses;
- D. Provides a needed service in the area by developing a vacant parcel zoned PUD into a medium-density residential community consisting of 121 multi-family units which is less impactful than what is currently allowed and is consistent with nearby residential and commercial uses.

EXHIBIT F

PUD Name

Owens Point PUD

Land Use Table

Total gross acreage	4.62 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0.68 Acres	15 %
Total number of dwelling units	121 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0.41 Acres	8 %
Passive open space	3.31 Acres	72 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	26,604 Sq. Ft.	15 %