

Exhibit 3

WRITTEN DESCRIPTION Fishing Creek Properties November 1, 2024

I. PROJECT DESCRIPTION

- A. The 4.86 acre subject property is 6210 and 6211 Pernecia Street, located on the south terminus of Pernecia Street. There are currently two existing single-family dwellings on the property, constructed in 1983 and 1984. Fishing Creek runs along the southern boundary. To the east is zoned RR-Acre and contains a retention pond owned by the City of Jacksonville. South and west are zoned RR-Acre with a single-family dwellings. To the north are single family dwellings and zoned RLD-60.
- B. Project Architect/Planner: Jacob Parker
- C. Project Engineer: Jacob Parker
- D. Project Developer: Jacob Parker
- E. Current Land Use Category: LDR
- F. Current Zoning District: RR-Acre
- G. Requested Land Use Category: N/A
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 097885-0010, 097885-0020

II. QUANTITATIVE DATA

Total Gross Acreage	<input type="text" value="4.86"/>	acres	<input type="text" value="100"/>	%
Amount of each different land use by acreage				
Single family	<input type="text" value="3.09"/>	acres	<input type="text" value="63.5"/>	%
Total number of units	<input type="text" value="21"/>	d.u.		
Multiple Family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value=""/>	d.u.		
Commercial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%

Industrial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Other land use	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total amount of non-residential floor area	<input type="text" value="0"/>	sq. ft.	<input type="text" value="0"/>	%
Active recreation and/or open space	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Passive open space, wetlands, ponds	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Public and private right-of-way	<input type="text" value="1.77"/>	acres	<input type="text" value="36.5"/>	%
Maximum coverage of buildings and structures	<input type="text" value="N/A"/>	sq. ft.	<input type="text"/>	%

III. STATEMENTS

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

The PUD differs from the Zoning Code, by relaxing specific requirements for Mobile Home Parks in Section 656.503, Zoning Code. It also removes building design elements, site orientation or garage requirements contained in Chapter 656, Part 4, Subpart C, Zoning Code.

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 intent is for the property owner to own and maintain the access drives, utilities, and other functions.

C. Justification for the rezoning.

The PUD will provide alternative housing options for the area.

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

Start: 6/1/2025 End 12/30/2025

IV. USES AND RESTRICTIONS

A. Permitted Uses:

Single family dwellings or manufactured homes

B. Permissible Uses by Exception:

None

C. Limitations on Permitted or Permissible Uses by Exception:

All single-family dwellings and manufactured homes shall not be subject to building design elements, site orientation or garage requirements contained in Chapter 656, Part 4, Subpart C, Zoning Code.

Each single-family dwelling and manufactured home site shall contain a concrete slab not less than ten (10) feet by twenty (20) feet in dimension for a carport or patio

D. Permitted Accessory Uses and Structures:

Shall comply with Section 656.403, Zoning Code

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* 5,000 square feet
- (2) *Minimum lot width:* 50 feet
- (3) *Maximum lot coverage:* 35%
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 5 feet
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

Each single family dwelling and manufactured home site shall provide two paved off-street parking spaces. Each space shall be a minimum of nine (9) feet by eighteen (18) feet.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Pernecia Street 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. The minimum pavement width for internal roadways/driveways shall be 20 feet.
- c. All roadways/driveways shall be paved with a minimum of four inches of limerock base and compacted to 100 percent of maximum density, and one inch of asphalt topping—DOT Type I, 1,800 pounds H.F.
- d. In the event the parcel is subdivided, all interior roads shall be constructed to City Standards

(3) *Pedestrian Access.*

- a. No sidewalks shall be provided if the lots are rented. In the event the parcel is subdivided, sidewalks shall be provided in accordance with the 2045 Comprehensive Plan.

C. Signs:

- (1) One double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and six (6) feet in height. Signs may be externally illuminated.

D. Landscaping:

A twenty-five (25) foot wide landscape area will be provided along the north property line. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the Charter of the City of Jacksonville.”

E. Recreation and Open Space:

None provided.

F. Utilities

Water will be provided by JEA
Sanitary sewer will be provided by JEA
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.

EXHIBIT F

PUD Name

Land Use Table

Total gross acreage	<input type="text" value="4.86"/> Acres	100 %
Amount of each different land use by acreage		
Single family	<input type="text" value="4.86"/> Acres	<input type="text" value="100"/> %
Total number of dwelling units	<input type="text" value="21"/> D.U.	
Multiple family	<input type="text" value="0"/> Acres	<input type="text" value="0"/> %
Total number of dwelling units	<input type="text" value=""/> D.U.	
Commercial	<input type="text" value="0"/> Acres	<input type="text" value="0"/> %
Industrial	<input type="text" value="0"/> Acres	<input type="text" value="0"/> %
Other land use	<input type="text" value="0"/> Acres	<input type="text" value="0"/> %
Active recreation and/or open space	<input type="text" value="1.9"/> Acres	<input type="text" value="40"/> %
Passive open space	<input type="text" value="0.9"/> Acres	<input type="text" value="18"/> %
Public and private right-of-way	<input type="text" value="0.6"/> Acres	<input type="text" value="12"/> %
Maximum coverage of buildings and structures	<input type="text" value="0"/> Sq. Ft.	<input type="text" value="30"/> %