

# Exhibit 3

## WRITTEN DESCRIPTION

### BERTHA STREET SUBDIVISION

May 3, 2022

#### I. PROJECT DESCRIPTION

- A. 3.18 acres located on the NE corner of Bertha Street and Biscayne Blvd
- B. Project Architect/Planner: N/A
- C. Project Engineer: Alpha Southeast
- D. Project Owner / Developer: BNH Development LLC
- E. Current Land Use Category: LDR
- F. Current Zoning District: RLD-90
- G. Requested Zoning District: PUD
- H. Real Estate Number(s): 044153-0000

#### II. QUANTITATIVE DATA

Total Gross Acreage	<input type="text" value="3.18"/>	acres	<input type="text" value="100"/>	%
Amount of each different land use by acreage				
Single family	<input type="text" value="3.18"/>	acres	<input type="text" value="100"/>	%
Total number of units	<input type="text" value="17"/>	d.u.		
Multiple Family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value="0"/>	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="0"/>	acres	<input type="text" value="0"/>	%
Maximum coverage of non-residential buildings and structures	<input type="text" value="N/A"/>	sq. ft.	<input type="text" value="N/A"/>	%

### III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the 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.
- C. Justification for the rezoning.
- D. Phase schedule of construction (include initiation dates and completion dates): Single phase summer/fall 2022 initiation and summer 2023 completion

### IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) Single-family dwellings.
- (2) Foster care homes.
- (3) Home occupation meeting the performance standards and development criteria set forth in Part 4.
- (4) Family day care homes meeting the performance standards and development criteria set forth in Part 4.
- (5) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

- (1) Home occupations meeting the performance standards and development criteria set

forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception:

D. Permitted Accessory Uses and Structures: Section 656.403

## **V. DESIGN GUIDELINES**

A. Lot Requirements (Lots 1-11 and 14-17):

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

B. Lot Requirements (Lots 12 and 13):

- (1) *Minimum lot area: 7,000 sq. ft.*
- (2) *Minimum lot width: 70 ft. (Lot 13); 70 ft. (Lot 12)*
- (3) *Maximum lot coverage: 50%*
- (4) *Minimum front yard: 20 ft.*
- (5) *Minimum side yard: 5 ft.*
- (6) *Minimum rear yard: 10 ft.*
- (7) *Maximum height of structures: 35 ft.*

C. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Bertha 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.

(3) *Pedestrian Access.*

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

D. Landscaping:

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:

N/A

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.