

EXHIBIT 3

WRITTEN DESCRIPTION Cocoanut Road Townhomes PUD August 30, 2019

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit A, RE#'s 167219-0700 (the "Property"), which contains approximately .78 acres, is currently designated with two FLUM Categories and subsequently, dually zoned. The majority of the property is designated MDR/RLD-60 and the westerly portion (approximately 30 feet in width) is designated CGC/RLD-60. The property is located along Cocoanut Road, directly across from a large apartment complex that was constructed in 2014. The site is approximately 350 feet from San Pablo Road, a Collector Roadway according to the City's 2030 Comprehensive Plan, and is adjacent to undeveloped commercially designated property.

The split designation of the property is unique and does not appear to have any specific intent. Further, the inconsistency is inappropriate and warrants correction. The subject site is in the Suburban Area of the City, and is appropriate for higher density residential uses. The MDR designation reflects an understanding that higher density is appropriate here, lying between the beaches and the urban core, being located in such close proximity to Atlantic Boulevard. Consequently, the developer has identified this location as an infill site for townhome development.

Again, a large scale multi-family development (Seagrass Apartments) exists immediately to the south, being designated MDR/PUD (2011-517). Surrounding development and zoning includes this same PUD to the east, being unimproved but needed for the density of the Seagrass development. To the north there are three parcels that abut the site, the easterly two are designated MDR/RLD-60, like the subject property, and one of those is developed with a mobile home. The remaining parcel to the north is similar to the western portion of the subject site, being designated CGC/RLD-60 and being vacant. Finally, the parcels to the west are designated CGC and are used by a roofing company with warehousing and outdoor storage of materials.

The applicant has utilized the professional services of Mr. L. Charles Mann in preparing the request. No other professionals have yet been engaged. The parcel is currently yet undeveloped and has no significant or unique characteristics. There are no noticeable variations in elevation across the property.

The PUD will permit the site to be developed with a maximum of 12 townhome lots, each lot being a minimum 20 feet in width and having not less than 2,000 square feet of area. While the proposal is seen by the city as a multi-family use, the planned design promotes a more compatible development pattern and acts as a buffer to single family product already existing in the vicinity.

It is appropriate to promote the infill of this area, establishing a transitional land use between the larger Seagrass Apartment Community and the mix of uses located along Cocoanut Road. The proposed rezoning and development project promote the goals, objectives and policies of the City's 2030 Comprehensive Plan.

The proposed townhome lot sizes are comparable to those established by the Zoning Code and maintain building separations as per the required code standards. Additionally, the development provides the code standard minimum front and side yards. The PUD is mandated as new residential uses are not permitted in the CCG Zoning Districts. The development will afford an appropriately scaled and context sensitive development that will permit the flexibility to utilize the parcel in an efficient and productive manner.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a 12 lot residential townhome subdivision. The property will be developed in consonance with the goals and objectives of the Medium Density Residential Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.

II. USES AND RESTRICTIONS

The Property currently consists of one parcel with two land use designations and zoning districts, but will be further divided as depicted on the attached site plans (Exhibit E) dated August 13, 2019 (the "Site Plan," which is incorporated herein by this reference).

A. *Permitted Uses:*

1. Townhomes on individual parcels consistent with the site development standards established herein, as approved by the Public Works Department, and as depicted on the Site Plan attached to this application (Exhibit "E").
- B. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

III. DEVELOPMENT STANDARDS

A. *Dimensional Standards.*

Residential Single Family

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 2,000 square feet

Lot Width – minimum of 20 feet

Yards -

Front: 20 feet

Side: 0 between units in the same structure, but in no case shall a structure be located closer than 20 feet from another principal structure (between buildings of the same development) and a minimum of 10 feet from a boundary line of the parcel.

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 60%
3. *Maximum height of structures:* Thirty-Five (35) feet.

B. *Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

C. *Site Design and Landscaping.*

1. The development will comply with the Provisions of Part 12, Zoning Code; and include a 15 foot Buffer along the northerly property boundary. This Buffer shall provide all required materials, screening and vegetation as stipulated in Section 656.1216, Zoning Code.

D. *Building Orientation*

1. *General:*

The ensuing residential development will be situated in a manner that permits an efficient use of the property while insuring a desirable parcel for a home. Driveway orientations will be to the roadway of which the parcels abut.

IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

As noted above in the Project Description Section of this PUD, a PUD is the appropriate vehicle to permit development of these parcels. The proposed rezoning promotes infill development, at a more intensive location than would be appropriate for other single family uses, and assures a more compatible development type than would be permitted under the existing zoning. A conventional zoning would not adequately protect the existing character of the area and would offer no certainty in the development type.

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 rezoning is a reasonable manner by which to permit the infill of an undeveloped property for a compatible use that will coexist while acting as a transition between the single family and multi-family uses already existing in the vicinity. This PUD is designed to promote the usable nature of the property while furthering numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. Specifically:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are suburban based, do not convey a sense of place, and which do not act to promote such clustering;

Represents an appropriate development density, designed to promote a logical transition between the established uses in a sustainable and desirable development pattern on an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Goal 3, FLUE
2. Objective 3.1, FLUE
3. Policy 3.1.3, FLUE
4. Policy 3.1.6, FLUE

V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated both CGC and MDR pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. Both single and multi-family dwellings are permitted under the MDR Land Use Category. The use and amount (density) proposed in the PUD would be consistent with this designation and compatible with the varying densities in proximity to this parcel.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* The proposed PUD is intended to permit residential townhomes, at a density beneath that permitted by the applicable land use category and will be designed in such a way as to protect such use while buffering it from the single family homes adjacent to it.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from Cocoanut Road. Vehicular access to the development will be reviewed and approved by the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to foster infill development at a density that is sustainable and respective of the surrounding built residential developments to the south and east.
- F. The use will be consistent with the development patterns in proximity and structures will be oriented in a manner that will foster a sustainable community while reducing externalities otherwise associated with varying housing types.
- F. *Recreation/Open Space.* The PUD will comply with the Comprehensive Plan with relation to this matter.
- G. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* The development will comply with Part 6, Zoning Code
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.

- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.

- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.