

Exhibit 3

**The Preserve at Loretto
Written Description
January 7, 2022**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Land Use Designation: LDR
- B. Current Zoning District: RR-Acre
- C. Requested Zoning District: PUD
- D. RE #: 158109-0000, 156327-0000, 156326-0000, 156120-0000

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 23.6± acres of property from RR-Acre to Planned Unit Development (PUD). The Property is located in Mandarin, north of Loretto Road and south of Ricky Road, as shown on Exhibit “K” (the “Property”). A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”). The proposed PUD rezoning permits the Property to be developed as a residential community consisting of up to 60 single family detached homes. The Property is currently undeveloped.

III. PUD DEVELOPMENT CRITERIA

- A. Description of Uses.
 - 1. Single family dwelling units with integrated parking facilities.
 - 2. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
 - 3. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
- B. **Permitted Accessory Uses and Structures.** Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.
- C. **Minimum Lot and Building Requirements.**
 - 1. *Minimum building setbacks and yard requirements.* The building setbacks for all uses and structures are as follows:

- a. Front – Fifteen (15) feet to face of building; Twenty (20) feet to face of garage.
- b. Side – Five (5) feet (combined 10 feet).
- c. Rear – Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.

Note: Encroachments by subdivision buffers, landscaping, sidewalks, parking, temporary signage, utility structures, fences up to six (6) feet in height, street/park furniture, HVAC units, pools and pool enclosures and other similar improvements shall be permitted within the minimum building setbacks.

2. *Minimum lot requirements.* For a minimum of nineteen (19) lots, ninety (90) feet wide; for a maximum of fourteen (14) lots, fifty (50) feet wide; for a maximum of twenty-five (25) lots, sixty (60) feet wide. For all lots, a minimum of one hundred twenty (120) feet deep. For lots located on cul-de-sacs, the minimum width shall be thirty (30) feet at the curb. So long as a cul-de-sac lot is the required minimum width at some point, the structure can be built anywhere on the lot so long as required setbacks and required building restriction lines are met.
3. *Maximum height of structures.* Thirty-five (35) feet measured from three (3) feet above finished floor elevation to the bottom of the roof eaves. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.
4. *Impervious surface ratio.* Sixty-five (65) percent.
5. *Maximum lot coverage.* Fifty-five (55) percent.

D. Common Area Landscape Maintenance. The Applicant shall ensure the proper maintenance of all common areas, lawns, and landscaping to be funded by mandatory homeowners association dues.

E. Access. Access to the Property will be from Loretto Road. The design of the access point and internal roads as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving.

F. Pedestrian Circulation. The Property will be developed with an internal sidewalk system on at least one side of the internal roads facilitating ease of

pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

- G. Recreational/Open Space.** Permitting approval shall be subject to either the payment of the applicable recreation and open space fee per lot, or the provision of at least 435 square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation.
- H. Signage.** One double-faced or two single-faced externally-illuminated monument sign(s), not to exceed twenty-four (24) square feet in area per sign face and eight (8) feet in height, is permitted at the entrance.

Directional Signs that indicate ways to and from the property entrances and common areas of the development, for drivers of vehicles, and for pedestrian users of the PUD shall be permitted throughout the PUD. The design of such Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant project logo and name. Vehicle-oriented Directional Signs shall be a maximum of four (4) square feet in area per sign face. Pedestrian-oriented Directional Signs, such as “informational sidewalk kiosks,” 1-, 2-, 3- or 4-sided (or cylindrical signs) shall be a maximum of four (4) square feet per side (or 16 square feet for a cylinder). Directional signs may be attached to lighting fixtures within the PUD.

Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

- I. Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City’s off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated garages and sufficient driveway space to park at least one car without protruding into the internal sidewalk. Garages may be side loading.

Modifications to parking requirements within the PUD may be permitted by an administrative modification.

- J. Landscaping/Fencing/Screening.** The development will comply with Part 12 of the Zoning Code unless otherwise approved by the Planning and Development Department; provided, however, that the required perimeter landscaping and subdivision buffer may overlap, and may be placed within the required building setbacks and yard requirements. The required landscaping along Loretto Road may be placed outside any subdivision fence which may be installed.
- K. Architectural Design.** Buildings, structures and signage shall be constructed and painted with materials that are aesthetically compatible.
- L. Lighting.** PUD lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the PUD.
- M. Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
- N. Utilities.** Electric power is available to the site provided for by JEA. Water and sewer services will be provided by JEA.
- O. Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed within the PUD.
- P. Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a minor modification. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.
- Q. Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.
- R. Phasing.** Upon approval of the construction plans for the infrastructure improvements within the Property, the Applicant may seek and obtain building permits for the construction of residential model homes within the Property prior to the recordation of the plat(s) for the Property.

IV. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan.** The Property is within the LDR land use category and Suburban Development Area, which permits residential development at a density of up to 7 units per acre. At 23.6± acres, the proposed

density of sixty (60) units is consistent with the LDR land use category. The proposed development is consistent with the following policies of the Future Land Use Element of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.10, 1.1.12, 3.1.1, 3.1.6, and 3.1.11.

- B. Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence and Mobility Management System.
- C. Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. Internal Compatibility / Vehicular Access.** The Site Plan attached as Exhibit “E” addresses access and circulation within the site. Access to the Property will be from Loretto Road. The location and final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving.
- E. External Compatibility / Intensity of Development.** The proposed development is consistent with the surrounding properties, most of which are programmed for single family residential development. As depicted on the Site Plan, the lots on the western side of the Property will be a minimum of sixty (60) feet in width and compatible with the adjacent Lake Mandarin Unit 6 subdivision, which is zoned RLD-60. The lots in the northeast corner of the property will be a minimum of fifty (50) feet in width and compatible with the adjacent existing Mandarin Glen multifamily residential development, which is zoned RMD-C. The lots on the eastern side of the Property will be a minimum of ninety (90) feet in width and compatible with the existing RLD-90 zoning located 520 feet to the east on Loretto Road. The required landscaping along Loretto Road may be placed outside any subdivision fence which may be installed.
- F. Recreation/Open Space.** Permitting approval shall be subject to either the payment of the applicable recreation and open space fee per lot, or the provision of at least 435 square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation.
- G. Impact on Wetlands.** Development that 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 proposed PUD will provide integrated parking facilities to support the proposed residential community as described above. The homes will have integrated garages and sufficient driveway

space to park at least one car without protruding into the internal sidewalk. Garages may be side loading.

- J. Sidewalks, Trails, and Bikeways.** The Property will be developed with an internal sidewalk system on one side of the internal road facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

V. ADDITIONAL § 656.341 DATA

- A. Professional Consultants:** Planner and engineer: Dominion Engineering Group, Inc. Developer: RCBF Properties, LLC.
- B. Differences from the Usual Application of the Zoning Code:** The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.
- C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** Not to exceed fifty-five percent (55%) of the Property.
- D. Amount of Public and Private Rights of Way:** The internal roads will be dedicated to the City.
- E. Operation and Maintenance of Common Areas:** The common areas will be owned and maintained by an HOA funded by mandatory dues.