

EXHIBIT 3
WRITTEN DESCRIPTION
Radio Lane Residential PUD
May 3, 2021

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit A, RE# 067216-0000 (the “Property”), which contains approximately 14.24 acres, is currently designated Public Buildings and Facilities (PBF). The property is zoned PBF-2 and is vacant and unkempt. The property is accessible from three public rights-of-way, including Radio Lane, Ellis Road South, and Lasota Avenue. The site is less than 250 feet from Park Street, which is identified as a Collector Roadway, according to the City’s 2030 Comprehensive Plan.

The subject site is well within the Urban Area of the City and is appropriate for higher density residential uses. The project is a textbook Infill Development, which the Comprehensive Plan defines as, *Development or redevelopment of land that is/has been vacant, bypassed, and underutilized but is located within areas that already have infrastructure, utilities, and public facilities. The use of infill development, among others, promotes the best use of resources and also will tend to have a positive impact upon the tax and other fiscal policies.* Consequently, the developer has identified this location as an Infill Housing Site, permitting the construction of new duplexes among the various older developments in proximity. Therefore, the applicant had previously submitted a Land Use Amendment, seeking to revise the designation from PBF to Low Density Residential (LDR). That amendment has been reviewed by the State of Florida, with no objections from them.

The Comprehensive Plan’s Map Series serve to support the request for rezoning demonstrating that this property is appropriate for the nominal increase in density, given the existence of underutilized infrastructure and the positive impacts such new development would bring to the area. Considering the proximity to a JTA bus line, being just over one quarter of a mile, and the existence of bike lanes/sidewalks along both Park Street and Lake Shore Boulevard, the project promotes numerous goals and objectives for infill type projects. Further, similar duplex development exists along Ellis Trace Drive West, lying just to the northwest of the subject property.

Surrounding development and zoning include large vacant tracts to the east, across Lasota Avenue, designated LDR and zoned RLD-60. To the north, properties are developed as single-family homes, also designated LDR/RLD-60. The property to the south, across Radio Lane is developed and utilized as a house of worship, being designated PBF/PBF-2. To the west and northwest, across Ellis Road South, properties and development is mixed, being a mix of MDR and LDR, and zoned RLD-60, RMD-B, RMD-D and PUD. The later zonings including a mix of housing types, including single family dwellings, duplexes and quadruplexes.

The applicant has utilized the professional services of Mr. L. Charles Mann in preparing this 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 46 duplex structures (92 attached single-family dwelling units), each lot being a minimum 30 feet in width and having not less than 3,000 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, being more similar to the older single-family homes existing in the vicinity, as well as consistent with the development trends along Ellis Trace. The density of the project is less than seven units per acre, being more consistent with the Low Density Residential (LDR) Category.

It is appropriate to promote the infill of this area, considering the existence of infrastructure as well as the trend to smaller lots, found in residential development today. The proposed rezoning and development project promote the goals, objectives, and policies of the City's 2030 Comprehensive Plan and serve to assist in revitalizing the area, bringing in new residents, in lieu of vacant and unkempt tracts that have a blighting influence and act to support illicit activity.

The proposed duplexes 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 front and side yards. The PUD is utilized to provide certainty to the community about the development density, and product type. The development will act to promote new activity in the community, stabilizing the current home values and being sensitive to the concerns of other residents in proximity. For the landowner, the project will permit them to utilize an infill 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 46 duplex development subdivision. The property will be developed in consonance with the goals and objectives of the Low 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 but will be further divided as depicted on the attached site plan (Exhibit E) dated April 13, 2021 (the "Site Plan," which is incorporated herein

by this reference).

A. *Permitted Uses:*

1. Duplexes on individual parcels consistent with the site development standards established herein, 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 – 3,000 square feet

Lot Width – 30 feet

Yards

Front: 15 feet and 22 feet for the garage face

Side: 0 between units in the same structure and 5 feet on the opposite side, assuring that in no case shall a structure be located closer than 10 feet from another principal structure (between buildings of the same development).

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 meet or exceed the Provisions of Part 12, Zoning Code.
2. The development will include fencing, along all boundaries, providing a minimum 6 foot tall, 80% opaque fence to be located on all property boundaries. While the use itself is more similar to a single-family home, the provision of a screen wall will assure that the product type is not discernable from the outside.

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 for this parcel. 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 restrict the density and possibly affect the existing character of the area. Further, the PUD also offers certainty in the development type, promoting compatibility with the existing mix of unit types.

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 applicants have filed and continue to pursue an Amendment to the Comprehensive Plan, which if approved, will change the Future Land Use Designation to MDR. Both single and multi-family dwellings are permitted under the LDR 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 duplexes (attached single family dwellings), and be designed in such a way as to appear most similar to other single-family homes located in the vicinity.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from Ellis 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 respectful of the surrounding built residential developments to the north and west. The design, unit count and buffer standards combine to create an appropriate infill project.
- 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.