

**EXHIBIT 3
BRADDOCK LAKES II PUD**

**Written Description
February 17, 2022**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE #: 002472-0000
- B.** Current Land Use Designation: AGR-III, AGR-IV
- C.** Proposed Land Use: RR
- D.** Current Zoning District: AGR
- E.** Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Hart Resources, LLC (the “Applicant”) proposes to rezone approximately 104 acres of property from Agriculture (“AGR”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description.

The subject property (“Property”) is currently owned by Johnny B. Blyler Estate. The property is located off New Kings Road, as shown on **Exhibit “K”**. The property will be designated RR in the Future Land Use Map in the City’s Comprehensive Plan and is residential. The gross density is .96 units per acre and less than the two (2) units per acre permitted in RR in the Comprehensive Plan.

The proposed residential product will consist of one-story and two-story fee simple homes. Lot sizes may range with a minimum fifty (50) foot lots with two car garages, as conceptually depicted on **Exhibit “E”**. Lot sizes set forth below are a minimum and the proposed development may allow for lot sizes greater than 50 feet. The proposed development of the property will be both aesthetically and environmentally appealing. A combination of fencing, buffering, landscaping and architectural controls are provided to create this integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Development Densities/Intensities

The PUD proposes the following permitted densities/intensities:

Single Family residential units: up to 100 units/104 acres = .96 units per acre.

B. Site Development Standards

1. *Permitted Uses and Structures:* All uses permitted within the Residential Low-Density District (“RLD”) zoning districts.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
3. *Minimum lot requirements (width and area):*
 - a. Width --50 feet
 - b. Area – 5,500 square feet
4. *Maximum lot coverage by all buildings and structures: 60%*
5. *Minimum yard requirements:*
 - a. Front – 20 feet
 - b. Side – 5 feet
 - c. Rear – 10 feet
6. *Maximum height of structures: 35 feet*

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided through Braddock Lakes which abuts Braddock Road as shown on the PUD Site Plan. The access road as shown on the PUD Site Plan and other interior roads will be publicly owned. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

B. Recreation/Open Space

Recreation/open space requirements will be met by providing 435 square feet of active recreation area per dwelling unit if the development has 100 lots or more. Pursuant to 2030 Comprehensive Plan Policy 2.2.3 A residential subdivision development of 100 lots or more shall provide at least one acre of use able uplands for every 100 lots (and any fraction thereof), or 5% of the total use able uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District. Since this PUD will become part of Braddock Lakes excess recreation in Braddock may be used to satisfy

the recreation in Braddock Lakes II. Should this development have less than 100 lots the developer may pay into the recreation and open space fund or provide recreation according to Section 656.420 and pursuant to 2030 Comprehensive Plan Policy 2.2.3.

This property abuts the Kings Road Historic Preserve (also known Thomas Creek Preserve) to the northwest. A pedestrian connection will be provided to the trail system within the Kings Road Historic Preserve.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville.

D. Signage

The applicant may construct up to one (1) permanent, single faced identity signs at the entrance to the subdivision on and one (1) permanent, double-faced sign in the median of the entry road to the subdivision. The signs may be located within the road right-of-way or on private property. The sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height. Real estate and construction signs shall also be allowed on each lot as provided for by Section 656.1306 and Section 656.1307 of the Zoning Code.

E. Construction offices/model units/real estate sales.

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

F. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the Zoning Code, except that additional parking, including bicycle parking, may not be provided “on-site” of each platted lot and instead may be provided “on-site” throughout the PUD. As such, the parking requirements herein must be met cumulatively throughout the PUD.

The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

G. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

H. Utilities

The Property is served by JEA.

I. Conceptual Site Plan

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD Site Plan, including the 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. The roadways shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

J. Phasing.

Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s).

K. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

L. Architectural Review

Prior to the construction of residential uses within the PUD, covenants and restrictions shall be recorded for the property which provides for architectural review of plans/elevations of home exteriors by an architectural review board and provide standards for such review, including requirements that (1) the façade (front) of each single family detached home must have at least two different finishes, one being primary finish and the secondary finish being an accent feature, (2) no panel siding can be used as the primary building product on the façade of any single family detached home. As part of verification of substantial compliance for the first residential use, such covenants and restrictions will be submitted to the Planning and Development Department.

M. Justification for the PUD Rezoning

The PUD allows for a unique housing product that will create diversity in the housing market. Due to the unique nature of the housing product and architectural standards, the proposed development exceeds the minimum requirements of the Zoning Code and therefore requires a PUD.

N. PUD/Difference from Usual Application of 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. The differentiations set forth above relating to the PUD Written Description, PUD Site Plan, and access are not capable of being set

forth in the table below, but are a result of the nature of the PUD rezoning. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Lot Coverage	For single family uses: Maximum Lot Coverage: 50%	For single family uses: Maximum Lot Coverage: 60%	The modification to the lot coverage requirements permits the lot owners to have more square footage which will allow for bigger houses.
Lot Area	For RLD-50 single family uses: Minimum Lot Area: 5,000 square feet	For single family uses: Minimum Lot Area: 5,500	The modification to the lot area requirements permits the lot owners to have more square footage which will allow for larger lots and backyards.
Architecture	The Zoning Code does not provide for architectural controls.	This PUD allows for architectural review of plans/elevations of home exteriors by an architectural review board.	It provides standard requirements that (1) the façade of each single family detached home must have at least two different finishes, one being primary and the secondary finish being an accent feature, (2) no panel siding can be used as primary building product on the façade. This will provide a unique development that will bring a diversity of housing product to the community.

O. Names of Development Team

Agent: Hart Resources, LLC

Planner/Engineer: Connelly & Wicker Inc.

P. Land Use Table

A Land Use Table is attached hereto as **Exhibit “F.”**

V. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the RR – Rural Residential land use category.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency Management System.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the Future Land Use Element of the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

F. **Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by an owners' association.

G. **Usable Open spaces, Plazas, Recreation Areas:** The PUD provides a recreation/common area as required by Section 656.420 of the Zoning Code.

H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. **Listed Species Survey:** Provided.

J. **Off-Street Parking Including Loading and Unloading Areas:** The PUD provides parking in accordance with Part 6 of the Zoning Code.

K. **Sidewalks, Trails, and Bikeways:** Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.