

# **Exhibit 3**

## **WRITTEN DESCRIPTION**

### **Fishing Creek Properties**

**October 14, 2025**

#### **I. PROJECT DESCRIPTION**

- A. The 4.99 acre subject property is 6210 and 6211 Pernecia Street, located on the south terminus of Pernecia Street. There are currently two existing single-family dwellings on the property, constructed in 1983 and 1984. Fishing Creek runs along the southern boundary. To the east is zoned RR-Acre and contains a retention pond owned by the City of Jacksonville. South and west are zoned RR-Acre with single-family dwellings. To the north are single family dwellings and zoned RLD-60.
- B. Project Architect/Planner: Jacob Parker
- C. Project Engineer: Jacob Parker
- D. Project Developer: Jacob Parker
- E. Current Land Use Category: LDR
- F. Current Zoning District: RR-Acre
- G. Requested Land Use Category: N/A
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 097885-0010, 097885-0020

#### **II. QUANTITATIVE DATA**

- A. Total acreage: 4.99 acres.
- B. Maximum amount of single-family residential units: Fourteen (14) Single Family Dwellings

#### **III. STATEMENTS**

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

The PUD differs from the Zoning Code, by limiting development to a maximum of 14 single family dwellings with minimum lot standards similar to the RLD-60 zoning district.

- B. 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.

The intent is for the property owner to own and maintain the access drives, utilities, and other functions.

- C. Justification for the rezoning.

The PUD will provide additional housing for the area.

- D. Phase schedule of construction (include initiation dates and completion dates): TBD

#### **IV. USES AND RESTRICTIONS**

- A. Permitted Uses:

1. Single family dwellings

- B. Permissible Uses by Exception: None

- C. Permitted Accessory Uses and Structures: Shall comply with Section 656.403, Zoning Code.

#### **V. DESIGN GUIDELINES**

- A. Lot Requirements:

- |  |                          |
|--|--------------------------|
| (1) <i>Minimum lot area:</i>             | <i>6,000 square feet</i> |
| (2) <i>Minimum lot width:</i>            | <i>60 feet</i>           |
| (3) <i>Maximum lot coverage:</i>         | <i>35%</i>               |
| (4) <i>Minimum front yard:</i>           | <i>20 feet</i>           |
| (5) <i>Minimum side yard:</i>            | <i>5 feet</i>            |
| (6) <i>Minimum rear yard:</i>            | <i>10 feet</i>           |
| (7) <i>Maximum height of structures:</i> | <i>35 feet</i>           |

- B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* Pursuant to Part 6 of the Zoning Code.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be provided via one access point from Pernecia Street. Internal access within the Property shall be provided to each proposed lot via the street as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.

(3) *Pedestrian Access.*

- a. Shall be provided in accordance with the 2045 Comprehensive Plan.

C. Signs:

- (1) One double faced or single faced sign not to exceed twenty-four (24) square feet in area and six (6) feet in height. Signs may be externally illuminated.

D. Landscaping:

A twenty-five (25) foot wide landscape buffer will be provided along the north and western property line. 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:

Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

F. Utilities:

Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and 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.

# EXHIBIT F

PUD Name Fishing Creek Properties

## Land Use Table

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Total gross acreage	<span style="border: 1px solid black; padding: 2px 10px;">4.99</span> Acres	100 %
Amount of each different land use by acreage		
Single family	<span style="border: 1px solid black; padding: 2px 10px;">4.99</span> Acres	<span style="border: 1px solid black; padding: 2px 10px;">100</span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;">14</span> D.U.	
Multiple family	<span style="border: 1px solid black; padding: 2px 10px;">0</span> Acres	<span style="border: 1px solid black; padding: 2px 10px;">0</span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;"></span> D.U.	
Commercial	<span style="border: 1px solid black; padding: 2px 10px;">0</span> Acres	<span style="border: 1px solid black; padding: 2px 10px;">0</span> %
Industrial	<span style="border: 1px solid black; padding: 2px 10px;">0</span> Acres	<span style="border: 1px solid black; padding: 2px 10px;">0</span> %
Other land use	<span style="border: 1px solid black; padding: 2px 10px;">0</span> Acres	<span style="border: 1px solid black; padding: 2px 10px;">0</span> %
Active recreation and/or open space	<span style="border: 1px solid black; padding: 2px 10px;">0</span> Acres	<span style="border: 1px solid black; padding: 2px 10px;">0</span> %
Passive open space	<span style="border: 1px solid black; padding: 2px 10px;">0</span> Acres	<span style="border: 1px solid black; padding: 2px 10px;">0</span> %
Public and private right-of-way	<span style="border: 1px solid black; padding: 2px 10px;">1.77</span> Acres	<span style="border: 1px solid black; padding: 2px 10px;">35.5</span> %
Maximum coverage of buildings and structures	<span style="border: 1px solid black; padding: 2px 10px;">0</span> Sq. Ft.	<span style="border: 1px solid black; padding: 2px 10px;">0</span> %