

EXHIBIT 3

St. Johns Town Center PUD

Written Description February 15, 2022

RE Parcels: 167727 8810
 167727 9546

Current Land Use Designation: MU
Current Zoning Districts: PUD
City Development Number: 6279. _ _ _

I. PUD Amendments

Introduction

The Planned Unit Development for St. Johns Town Center was approved in 2001 under Ordinance 2001-412-E (the “Original PUD”), as amended in 2005 under Ordinance 2005-411-E (together, the “PUD”). The Original PUD was a companion to the approved Development Order for the St. Johns Town Center Development of Regional Impact under Ordinance 2001-411-E (the “Development Order”).

The Applicant is seeking a second amendment to the PUD solely for the purpose of allowing the development of up to 300 multi-family residential units on the approximately 4.2 acres of property within the PUD described in **Exhibit A** attached hereto and made a part hereof, and shown on the revised St. Johns Town Center PUD Overall Site Plan dated February 9, 2022, attached hereto as **Exhibit B** and made a part hereof, and on the St. Johns Town Center PUD Site Plan specific to the proposed new development, dated February 9, 2022, attached hereto as **Exhibit C** and made a part hereof, all in accordance with the conditions and provisions set forth below in this Amendment (the “New Multi-Family Units”); and

Except for the specific amendments to the PUD set forth above and more particularly described below, the Applicant seeks no other changes to the PUD or any parts or parcels thereof, and all other provisions and conditions in the PUD shall remain unchanged and in full force and effect, as and when applicable.

The changes to the PUD are as follows:

Amendment to Site Development Standards to Increase Density for the New Multi-Family Units

Section 3 of the Development Order allows the Applicant to increase certain land uses and simultaneously decrease other land uses, provided that such changes are consistent with the Conversion Table attached as **Exhibit 3** thereto and as **Exhibit D** to this Amendment (the “Conversion Table”), and that the Applicant provide notice at the time of the election thereof. Section 3.7 of the Original PUD allows this conversion/exchange of uses in accordance with the Conversion Table.

In accordance therewith, the Applicant proposes to increase the density of residential/apartment development allowed in Sections 2.1.1, 2.1.3, 2.2 and 2.3 of the Original PUD from twenty (20) units to up to seventy (70) units per acre, specifically and only for the addition and development of the New Multi-Family Units, as defined above, and to simultaneously decrease the density of office development within the PUD from 330,000 square feet of gross building area to 212,812 square feet of gross building area, in accordance with the Conversion Table, and as set forth in amended Sections 2.2 and 2.3 of the PUD below.

The increase of residential density as provided above will allow for the development of up to 300 multi-family residential units on the 4.2 acres described and shown on **Exhibits A, B** and **C** hereto, and is accompanied with a companion notice of land use conversion as provided in Section 3 of the Development Order. As provided in the

Conversion Table attached to this application as **Exhibit D**, there is no change to approved uses, increase in non-residential square footage or change to land use percentages above what is allowed in the PUD.

As amended:

Part II Site Development Standards

2.1 General Provisions

For the purposes of this section, development of St. Johns Town Center will be primarily categorized as Mixed Use, Retail and Multi-Family Residential as shown on **Exhibit B** hereto.

- 2.1.1 Mixed Use (MXU) shall refer to development that offers a full range of shopping, goods, offices, entertainment, movie theaters, performing arts, residential development, hotels, and services. Mixed-use development shall encourage a pedestrian-oriented environment through building placement and massing, an interconnected street network, pedestrian connections, open spaces, and other development criteria. In this category, a vertical integration of land uses is permitted, allowing for residential or office uses above retail uses.
- 2.1.2 Retail (R) shall refer to development that offers goods and services for sale.
- 2.1.3 Multi-Family Residential (MFR) shall refer to residential development of the New Multi-Family Units only, in accordance with the provisions set forth in the PUD Amendment.

Amendment to Development Program and Phasing

The Applicant proposes to increase the maximum number of Residential Dwelling Units in Section 2.2 by up to 300 units, while simultaneously decreasing the Office Square Footage by 117,188 Square Feet. The Land Use Conversion is based on the Conversion Table, attached hereto as **Exhibit D**, and the following:

From Office (SF) to Apartments: 117,188 sf x .00256 sf/DU= 300 DU

As amended:

2.2 Development Program

The development program shall not exceed the following maximums:

- 2.2.1 Retail 2,047,490 Square Feet of Gross Building Area
- 2.2.2 Office 212,812 Square Feet of Gross Building Area
- 2.2.3 Hotel 250 Rooms
- 2.2.4 Residential 750 Dwelling Units
- 2.2.5 Movie Theater 500 Seats

Land Use	Acres	% of Site	# DU
Mixed-Use (MXD)	158.42	69%	150 to 750
Retail	30.00	13%	
Multi-Family Residential	15.00	7%	300
Open Space/Stormwater Retention ⁽¹⁾	26.00	11%	
Total	207.14	100%	750

⁽¹⁾ Open Space includes all streetscapes, plazas, public gathering areas, pedestrian ways and stormwater retention areas.

2.3 Phasing

Development shall occur in two phases as shown below:

St. Johns Town Center

Land Use	Phase 1 2001-July 1, 2012		Phase 2 2012-January 30, 2032		Total	
	Gross Building Area	Units	Gross Building Area	Units	Gross Building Area	Units
Retail	1,835,000		212,490		2,047,490	
Office	165,000		47,812		212,812	
Hotel		119 Rooms		131 Rooms		250 Rooms
Multi-Family		450 DU		300 DU		750 DU
Movie Theater				500 Seats		500 Seats

Land Use Conversion

***From Office (SF) to Apartments: 117,188 sf x .00256 sf/DU= 300 DU**

**St. Johns Town Center Land Use Conversion Factors*

II. PUD Review Criteria

- A. **Consistency with the Comprehensive Plan:** The proposed New Multi-Family Units are consistent with the underlying MU land category, and with the Future Land Use Element of the 2030 Comprehensive Plan, including, without limitation, Objectives 1.1 and 3.4, and Policies 1.1.5A, 1.1.7, 1.1.10A, 1.1.12, 1.1.13, 3.4.2 and 3.4.3 thereof. A residential density limit of 70 dwelling units per acre has been placed on this property as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit can only be changed through application for a rezoning (administrative and minor modifications to increase the density are not permitted) and the requirements of FLUE Policy 1.1.10A must be applied to determine the appropriateness of any increase in residential density.
- B. **Consistency with the Concurrency Management System:** The development will comply with the requirements of the Concurrency Management System. The St. Johns Town Center project has been assigned Development Number 6279.
- C. **Allocation of Residential Land Use:** The PUD amendment proposes the development of the New Multi-Family Units, as defined above, and in accordance with the provisions set forth in the PUD amendment.
- D. **Internal Compatibility:** The proposed PUD amendment is consistent with the development program set forth in the Original PUD, which provides for a mix of retail, office and residential uses, specifically including multi-family residences integrated on-site for the multi-use project, designed as a “live, work, play” community.
- E. **External Compatibility/Intensity of Development:** The proposed PUD amendment is compatible in both intensity and density with the surrounding development and zoning districts.
- F. **Maintenance of Common Areas and Infrastructure:** Common areas will be maintained by the owner.
- G. **Impact on wetlands:** Development impacting wetlands has been permitted pursuant to local, state and federal permitting requirements, and no additional permitting will be required for the development proposed in the PUD amendment.
- H. **Listed Species Regulations:** The Property that is the subject of the PUD amendment is less than fifty acres; therefore, a listed species survey is not required.
- I. **Off-Street Parking Including Loading and Unloading Areas:** Parking for the New Multi-Family Units will meet or exceed the requirements of Part 6 of the Zoning Code and will be provided by a parking garage on-site, with no off-site parking required.