

Exhibit 3

WRITTEN DESCRIPTION

MORSE AVENUE NURSERY PUD

(June 24, 2024)

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

7335 Morse Avenue & 0 Morse Avenue RE #s: 015747 0000, and 015746 0000, respectively; 9.86 total acres; currently property in RR-Acre zoning district being used as a plant nursery and agricultural uses including keeping and raising of cattle; surrounding uses are either vacant, rural residential (RR-Acre), agricultural (AGR), residential low density (RLD-60), Planned Unit Development (PUD), commercial office (CO), public building facilities (PBF-1) or residential medium density (RMD-A). Types of surrounding uses include vacant parcels, residential, agricultural, commercial, or governmental. The proposed project will consist of a plant nursery for the retail sell of live potted plants and trees, bagged mulch and fertilizers, sod and seeds, a produce stand with fresh fruit and vegetables, a single-family residence to serve as a watchman's residence, and continued use for cattle grazing. The property is in application for greenbelt status.

B. Project Name: **Morse Avenue Nursery PUD**

C. Project Architect/Planner: **To Be Determined**

D. Project Engineer: **Bowman Engineering**

E. Project Developer: **TBD**

F. Current Land Use Designations: **LDR**

G. Current Zoning District: **RR-Acre**

- H. Requested Zoning District: *PUD*
- I. Real Estate Number(s): *015746 0000 and 015747 0000*

II. QUANTITATIVE DATA

- A. Total Acreage: *9.86 Acres*
- B. Total number of dwelling units: *1*
- C. Total amount of non-residential floor area: *20,000 sq.ft.*
- D. Total amount of recreation area: *0 acres*
- E. Total amount of open space: *7.85 acres*
- F. Total amount of private rights-of-way: *0 acres*
- G. Total amount of land coverage of all buildings and structures: *20,000 sq. ft.*
- H. Phase of schedule of construction (include initiation dates and completion dates):

Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.

III. STATEMENTS

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

The proposed PUD includes a two-parcel property that is currently zoned RR-Acre (Rural Residential). The intended use of the property is going to be changed from RR-Acre to PUD to accommodate the existing plant nursery and agricultural uses such as the cattle that have been on-site for approximately 10 years.

- B. Describe 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 owner and its successors, assigns and lessees will continue to operate and maintain all areas and functions of the Property described herein.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- 1) Single-family dwellings.
- 2) Agricultural, horticultural and forestry uses, including the keeping and raising of farm animals and poultry, if structures for animals and poultry are not located within 25

feet of a property line and if goats, sheep or swine are not kept or permitted within 200 feet of a property line.

- 3) Roadside stands only for the sale of agricultural products grown on the premises.
- 4) Barns, greenhouses, stables and other uses customarily accessory to agricultural, horticultural or forestry activities.
- 5) Temporary housing of farm labor on the premises of agricultural activities requiring this labor.
- 6) Retail outlets for live plants, fresh fruits and vegetables grown on premises, feed, fertilizer and other farm supplies. Retail outlets for live plants, fresh fruits and vegetables shall not be on lots or parcels having road frontage of less than 200 feet.
- 7) Animal hospitals, veterinary clinics, animal boarding places and dog kennels located on an individual and separate lot, provided all yards, area, frontage and other requirements of the Zoning Code are met for each structure within the zoning district of which it is a part, and fur farms, provided that no structures for the housing of animals shall be located within 200 feet of a property line unless in a soundproof building.
- 8) Single-family dwellings or mobile homes as follows:
 - (i) One dwelling unit (d.u.) per 100 acres of land for lots of record of 640 acres (section) or more in size.
 - (ii) One dwelling unit (d.u.) per 40 acres of land area for lots of record of 160 acres (one-quarter section) up to but not including 640 acres (section) in size.
 - (iii) One dwelling unit (d.u.) per ten acres of land area for lots of record of 40 acres and up to but not exceeding 160 acres.
 - (iv) One dwelling unit (d.u.) per two and one-half acres of land for lots of record up to but not including 40 acres.
 - (v) Family homestead partitions for construction of single-family dwellings or mobile home(s), shall be permitted on a conforming lot for occupation by immediate family member(s).

B. Permissible Uses by Exception:

- 1) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
- 2) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- 3) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- 4) Day care centers meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures: *Those authorized in Sections 656.403*

D. Restrictions on Uses: *None.*

V. DESIGN GUIDELINES

A. Lot Requirements:

- 1) *Minimum lot area:* *None*

- 2) *Minimum lot width:* *None*
- 3) *Maximum lot coverage:* *None*
- 4) *Minimum front yard:* *25 feet*
- 5) *Minimum side yard:* *10 feet*
- 6) *Minimum rear yard:* *10 feet*
- 7) *Maximum height of structure:* *35 feet*

B. Ingress, Egress and Circulation:

1) *Parking Requirements.*

- a. The parking required for this development will meet the requirements of Part 6 of the Zoning Code.**

2) *Vehicular Access.*

- a. Primary vehicular access to the Property shall be by way Morse Avenue, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.**
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.**

3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan and the City's Land Development Regulations.**

C. Signs:

Signage shall be as permitted by Part 13, Chapter 656, Zoning Code.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

Further, a 5ft landscape buffer will be provided along the front, rear, and sides of the property.

E. Recreation and Open Space:

0 acres of recreation and 7.85 acres of open space will be provided as shown in the Site Plan.

F. Utilities:

Water and electric will be provided by JEA is already established at the site. The site currently has septic services.

G. Wetlands

There are no jurisdictional or isolated wetlands on the Property.

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.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area by developing two large parcels zoned RR into a service providing the fast growing residential and business community a live plant nursery and produce stand which is consistent with what is currently allowed and is consistent with nearby residential and commercial uses. The back half of the parcel has cattle that will remain and is currently being green belted while the front will serve as the plant nursery and have a watchman residence;

C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan by developing two large vacant parcels zoned RR into a service providing the fast growing residential and business community a live plant nursery and produce stand which is consistent with what is currently allowed and is consistent with nearby residential and

commercial uses. The back half of the parcel has cattle that will remain and is currently being green belted while the front will serve as the plant nursery and have a watchman residence;

- D.** Provides a needed service in the area by developing two large vacant parcels zoned RR into a service providing the fast growing residential and business community a live plant nursery and produce stand which is consistent with what is currently allowed and is consistent with nearby residential and commercial uses.

EXHIBIT F

PUD Name

Morse Avenue Nursery PUD

Land Use Table

Total gross acreage	9.86 Acres	100 %
Amount of each different land use by acreage		
Single family	0.02 Acres	0.2 %
Total number of dwelling units	1 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	2.32 Acres	23.5 %
Industrial	0 Acres	0 %
Other land use	7.54 Acres	76.5 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	7.54 Acres	76.5 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	20,000 Sq. Ft.	4.7 %