

**EXHIBIT 3**

**Lem Turner/I-295 Northeast Quadrant Residential PUD  
Written Description  
January 6, 2022**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. Current Land Use Category: MDR – Suburban Area
- B. Current Zoning District: PUD
- C. Requested Zoning District: PUD
- D. Real Estate Number: 019521-0020 (portion)

**II. SUMMARY DESCRIPTION OF THE PLAN**

The Applicant proposes to rezone approximately 19.1± acres of property (the “Property”) from Planned Unit Development (PUD) to PUD. The subject property is located in the Lem Turner/I-295 Northeast Quadrant, as shown on Exhibit “K”, and is undeveloped. The Property is more particularly described in the legal description attached as Exhibit “1” to this application. A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”). The Property is currently subject to PUD Ordinance 2006-493-E, which contemplated a 66 acre mixed use development of up to 399,000 square feet of retail commercial development and up to 350 condominiums or townhomes (the “2006 PUD”). Neither component was ever developed, and all of the land subject to Ord. 2006-493-E remains in silviculture activity. As depicted on the Site Plan and described below, this application is being sought to provide for a master planned residential development of up to 300 multifamily dwelling units on the land comprising the multifamily residential component of the 2006 PUD. Full urban services (water and sewer) will be provided to the development.

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, MDR	CCG-1, RR	Wal-Mart, Home Depot, Restaurant, Small commercial retail
East	LDR	RR	Vacant, Retention, Silviculture
North	AGR, PUD	IH, IBP-1	Vacant, Residential
West	MDR, RR, ROS	RR, RMD-A,	Residential, RV Park

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**III. PUD DEVELOPMENT CRITERIA**

**A. Description of Uses and Development Criteria**

1. *Permitted uses.* Multi-family residential dwelling units, related amenities including but not limited to walking path(s), dock, pool, cabana/clubhouse, health/exercise facility, business/conference center, sales office, dog park and dog wash area, bike shop, electric car charging stations, and similar uses; park/open space; essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code; and home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. Cellular towers, communication antennas and communication towers as described in Part 15 of the Zoning Code are permitted.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required buffer.
3. *Minimum lot requirement (width and area).* Nineteen (19) acres.
4. *Maximum lot coverage by all buildings.* Fifty (50) percent.
5. *Maximum impervious surface ratio.* Eighty-five (85) percent.
6. *Minimum Yard Requirements and Building Setbacks.* Each residential building shall be a minimum of twenty (20) feet from the Property boundaries. Encroachments by sidewalks, driveways, parking, garages, signage, utility structures, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks. Residential buildings that directly face or back up to another residential building shall provide a separation of at least forty (40) feet. There shall be not less than fifteen (15) feet between residential buildings meeting “end to end,” and not less than twenty-five (25) feet between residential buildings meeting “face to end.”

7. *Maximum height of structure.* Thirty-five (35) feet to the eave of the roof, as measured from three (3) feet above finished floor elevation. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

**B. Overall Development Criteria.**

1. *Access.* As shown on the Site Plan, access to the Property will be available via off-site access roads leading to both Lem Turner Road and Percy Road, and via a direct connection to Percy Road.

Interior access roads will be privately owned and maintained by the owner and/or an owners' association and/or a management company and may be gated. 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 Traffic Engineer and the City Planning and Development Department.

2. *Pedestrian Circulation.* Internal sidewalks will be provided, as well as a sidewalk connecting to Lem Turner Road. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
3. *Recreational/Open Space.* Pursuant to the Comprehensive Plan, recreational/open space will be provided at a minimum of one hundred fifty (150) square feet per residential unit.
4. *Parking and Loading Requirements.* Parking will be provided at a minimum rate of 1.6 spaces per dwelling unit. Up to thirty percent (30%) of the parking spaces may be compact spaces. Single-story garages are permitted. Zero (0) loading spaces will be provided. Bicycle parking will be provided at a rate of 2.5% of the vehicle parking specified above. Parking may be modified by an administrative modification.
5. *Signage.* There will be four (4) signs: (a) one double-faced or two single-faced illuminated monument parcel identification sign(s), not to exceed one hundred (100) square feet in area per sign face and eight (8) feet in height, at the entrance to the development from the off-site access roads; (b) one double-faced or two single-faced illuminated monument parcel

identification sign(s), not to exceed one hundred (100) square feet in area per sign face and a maximum thirty-five (35) feet in height to the top of the sign face, on Lem Turner Road frontage of the 2006 PUD; (c) one double-faced or two single-faced illuminated pole parcel identification sign(s), not to exceed one hundred (100) square feet in area per sign face and a maximum fifty (50) feet in height to the top of the sign face, on the I-295 frontage of the 2006 PUD; and (d) one double-faced or two single-faced illuminated monument parcel identification sign(s), twenty-four (24) square feet in area and eight (8) feet in height, at the Percy Road entrance. Signs (b) and (c) above shall not be considered off-site signage, as the Property had signage rights on Lem Turner Road and on I-295 under the 2006 PUD. Real estate signs, directional signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. Temporary leasing signs up to one thousand (1,000) square feet in area (to be visible from Lem Turner Road and I-295) are also permitted.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary to the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

6. *Landscaping/fencing.* No uncomplementary buffers will be required along the boundaries of the Property. Otherwise, landscaping will be provided in accordance with the requirements of Part 12 of the Zoning Code; provided, however, that any required subdivision buffer and/or perimeter landscaping may overlap with the building setbacks. In addition, accessory structures such as garages may be located within any required buffer. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation.
7. *Architectural Design.* Buildings (including roof types and facades), structures and signage will be constructed and painted with materials which are aesthetically compatible.

Dumpsters, propane tanks, and similar appurtenances in each parcel shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located on the parcel, such that the dumpster, propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.

8. *Lighting.* Lighting within the PUD shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on adjacent uses.
9. *Stormwater Retention.* Stormwater facilities will be provided in accordance with all applicable regulations.
10. *Utilities.* Electric utility, water and sewer services will be provided by the JEA.
11. *Maintenance of Common Areas and Infrastructure.* The common areas and infrastructure will be maintained by the owner and/or an owners' association and/or a management company.
12. *Conceptual Site Plan.* The configuration of the development as depicted in the Site Plan is conceptual and revisions to the 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 building locations and roadways shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.
13. *Temporary Uses.* Temporary leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site as necessary.
14. *Modifications.* Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.
15. *Miscellaneous.* Silviculture and/or bona fide commercial agricultural uses may continue on the Property until build-out.

#### **IV. PUD REVIEW CRITERIA**

- A. Consistency with Comprehensive Plan:** The Property is located within the MDR – Suburban Area land use category according to the Future Land Use Map of the 2030 Comprehensive Plan. The PUD permits a maximum of three hundred (300) units on approximately 19.1 acres and therefore is consistent with the

Comprehensive Plan density limitations. The proposed development is consistent with the following objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan, among others: 1.1.12, 1.1.13, 1.1.20, 1.1.22, 1.1.25, 1.2.4, 1.2.9, 2.10, 3.1.6, and 3.1.11.

- B. Roadways / Consistency with the Concurrency Management System:** The development of the Property will comply with the requirements of the CMMSO.
- C. Allocation of Residential Land Use:** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. Internal Compatibility:** The Site Plan attached as Exhibit “E” addresses access and circulation within the site. Access to the site will be available from Lem Turner Road and Percy Road, and the Property may be gated. Internal access will be provided by approved private drives and parking areas. The PUD contains special provisions for signage, landscaping, sidewalks, parking, and other issues relating to the common areas and vehicular and pedestrian traffic. Architectural design guidelines within the PUD provide that buildings, structures and signage within the Property are constructed and painted with materials which are aesthetically compatible and that dumpsters or similar appurtenances are screened from view from surrounding roadways and adjacent properties. Final engineering plans will be subject to review and approval of the City Traffic Engineer.
- E. External Compatibility / Intensity of Development:** The surrounding land use categories include CGC, BP, NC, and LDR. The Property is located at the nexus of an interstate highway and a minor arterial, in a developed area with a mix of residential, RV park, and retail commercial uses. The proposed PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area and increases the mixed use character of this node. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.
- F. Usable Open Spaces, Plazas, Recreation Areas:** Pursuant to the Comprehensive Plan, recreational/open space is required to be provided at a minimum of one hundred fifty (150) square feet per residential unit.
- G. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.
- H. Listed Species Regulations:** Not applicable.

- I. **Off-Street Parking & Loading Requirements:** Parking will be provided at a minimum rate of 1.6 spaces per dwelling unit. Up to thirty percent (30%) of the parking spaces may be compact spaces. Single-story garages are permitted. Zero (0) loading spaces will be provided. Bicycle parking will be provided at a rate of 2.5% of the vehicle parking specified above. Parking may be modified by an administrative modification.
- J. **Pedestrian Circulation System:** Internal sidewalks will be provided, as well as a sidewalk connecting to Lem Turner Road. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

V. **ADDITIONAL § 656.341 CRITERIA**

- A. **Professional Consultants:** Planner/architect/engineer: ETM. Developer: Shelton McNally Real Estate Partners and/or assigns.
- B. **Differences from the Usual Application of the 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 this written description and to the 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. Such a unique and integrated community plan requires the use of the PUD ordinance in order to administer the standards that have been designed to ensure proper implementation of the community's intended design. The design and layout of the PUD is creative in its planning approach as described above, more desirable than would be possible through strict application of the minimum requirements of the Land Development Code, and more efficient.
- C. **Amount of Public and Private Rights of Way:** The internal circulation consists of private drives and parking areas.
- D. **Operation and Maintenance of Areas and Functions:** The Property is privately owned and will remain so.