

Exhibit 3

WRITTEN DESCRIPTION

Bradley Pond Estates PUD

November 1, 2021

I. SUMMARY

- A. Current Land Use Designation: RR
- B. Current Zoning District: RR-Acre
- C. Requested Zoning District: PUD
- D. RE #: 159828-0000

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately +/- 24.3 acres of property from RR to a Planned Unit Development (PUD). A conceptual site plan of the development is attached as Exhibit E (the "Site Plan"). The proposed PUD rezoning permits the Property to be developed as a residential community of up to 25 single family homes.

The subject property (Property") is currently owned by those listed in the original application and is more particularly described in the legal description attached as Exhibit "1". The Property is located on Clapboard Bluff Trail on Exhibit "K" (the "Property"). The property is designated RR-Acre in the Future Land Use Map in the City's Comprehensive Plan and is currently a single-family residential site. The site will have a gross density of 1.0 lots per acre.

A combination of fencing, buffering, landscaping, and architectural controls are provided in this PUD to create an integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Description of Uses:

1. Up to twenty-five (25) single family homes.

2. 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 in the City of Jacksonville Zoning Code.

3. Home occupation meeting the performance standard set forth in Part 4 of the City of Jacksonville Zoning Code.

B. Permitted Accessory Uses and Structures:

Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

C. Minimum Lot and Building Requirements

Lot Requirements (Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments):

Minimum Lots Requirements

- (1) **Minimum lot width.** 60' x 110'
- (2) **Maximum Lot coverage by all buildings.** Sixty Percent (60%)
- (3) **Minimum setback requirements,**
 - (a) **Front**-20' to the face of garage
 - (b) **Second Front** – (on corner lots) 15 feet
 - (c) **Side**- 5'
 - (d) **Rear**-10'
- (4) **Minimum Lot Area**- 6,600 square feet
- (5) **Maximum height of structure**- 35'

D. Ingress, Egress and Circulation

(1) Parking Requirements.

- a. A minimum of (2) two parking spaces shall be provided for each lot.

(2) Vehicular Access.

- a. Vehicular access to the Property shall be by way of Cedar Point Road. 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 to each home and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.

(3) Pedestrian Access.

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

E. Signs

- (1) The Applicant may construct up to two (2) permanent, single faced identity signs at entrance of the development as depicted on the site plan. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height.
- (2) Real estate and construction signs shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307 of the Zoning Code.

F. Landscaping

Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code.

H. Recreation, Open Space

Unless otherwise approved by the Planning and Development Department, recreation open space will be provided in Sec. 656.420 of the zoning code.

I. Utilities

Water and sanitary sewer will be provided by JEA.

J. Wetlands

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, ACOE and all other local, state and federal requirements.

IV. DEVELOPMENT PLAN APPROVAL

With the request for verification of substantial compliance with the 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.

V. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the designated Land Use is RR-Acre which allows for the use requested in the subject PUD.
- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: The PUD provides for residential uses which are in compliance with the requirements of the 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from Cedar Point. All uses are single family.
- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with residential in the area.
- F. Recreation/Open Space: The PUD will provide a recreation/common area for the community or pay into the recreation fund as required by Part 656.420 of the Zoning Code. The passive open space/ponds will consist of 17.8 acres (73%).
- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state, and federal agencies with jurisdiction, with some wetland impacts.
- H. Listed Species Regulations: A listed species study for the Property is not required.
- I. Off Street Parking and Loading Requirements: Parking will be provided for each home as required by Part 6 of the Zoning Code.
- J. Sidewalks, Trails and Bikeways: Sidewalks will be constructed as required by the 2030 Comprehensive Plan.

VI. HOW THIS PUD DIFFERES FROM USUAL APPLICATIONS

The PUD differs from a usual application for rezoning. There will be no permissible uses by exception allowed, location of vehicular access to property is stated, signage is specified, location of retention ponds are noted on the Site Plan, and specificity is provided throughout this Planned Unit Development. Also, since this is a PUD, conditions can be added if necessary while going through the rezoning process.