

EXHIBIT 3

WRITTEN DESCRIPTION

7775 Old Kings Road PUD

April 7, 2022

- A. Current Land Use Designation: LDR
- B. Requested Land Use Category: No change
- C. Current Zoning District: RLD-60, RLD-100 AND RR-AC
- D. Requested Zoning District: PUD
- E. RE#: 003279 0000, 003286 0000, 003281 0000, 022233 0000
- F. City Development Number: N/A

SUMMARY DESCRIPTION OF THE PLAN

WOB Park, LLC, (the "Owner") proposes to rezone approximately 22.49 acres of property from RLD-60, RLD-100, and RR-AC to PUD. The Property is described as depicted on the legal description on Exhibit "1" (the "Property"). A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan"). Surrounding uses are Light Industrial (LI/IL) to the northwest (vacant land), Business Park (BP/IBP) to the southwest (vacant land), RLD-60 to the north and southeast and RR-Acre to the west and southeast.

The site is situated on the southeast quadrant of Old Kings Road and Moncrief Road W within the Picketville neighborhood of Jacksonville.

The Owner is proposing to allow for residential single-family units with up to 160 lots max. This zoning would be admissible under the applied land use of LDR. Specifically, this proposal would reduce the minimum lot width to 40 feet. Construction is estimated to be complete by first quarter of 2025.

PUD DEVELOPMENT CRITERIA

- A. Description of Uses
 1. **Permitted Uses and Structures.** Single-family residential
 2. **Permitted Accessory Uses and Structures.** Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

B. Minimum Lot and Building Requirements.

1. **Minimum building setbacks and yard requirements.** The building setbacks will be provided for the development as a whole from the overall Property boundaries for all uses and structures as follows:
 - a. Front – Twenty (20) feet.
 - b. Rear – Ten (10) feet.
 - c. Side – Five (5) feet.
2. **Minimum Lot Requirements.**
 - a. Minimum Lot Area – 4,000 square feet
 - b. Minimum Lot Width – 40 feet
3. **Maximum lot coverage by all buildings.** Fifty percent (50%)
4. **Maximum height of all structures.** Thirty-five (35) feet, as measured from the established grade for each building to the top of the highest ridge. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spired, cupolas, antennae, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

C. **Common Landscape Maintenance.** Common Landscape, as well as other areas and functions which are not to be provided, operated, or maintained by the city, will be maintained by the individual property owners.

D. **Access.** As indicated on the Site Plan, the dwelling units will have one drive from Old Kings Road. The design of the drive as shown on the Site Plan may vary prior to development: provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer.

E. **Pedestrian Circulation.** There are no sidewalks in this area. Sidewalks shall be installed pursuant to the 2030 Comprehensive Plan.

- F. **Signage.** Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. In addition,
- a. Temporary Signs – Temporary signs, including but not limited to real estate for lease / sale, contractor, modular units or financing signs or banners, shall not exceed a maximum of thirty-two (32) square feet each and shall be strictly limited to four (4) such signs on site at any one time.

- b. Construction fence screening shall be allowed under the following conditions; (a) it shall not exceed eight (8) feet in height, (b) graphics shall not exceed fifty percent (50%) of the entire exterior surface area, (c) shall be maintained in good order, condition and repair, and (d) shall be removed upon Certificate of Occupancy.

- G. **Landscaping | Fencing / Screening.** Landscaping will be constructed and maintained in accordance with the Landscape and Tree Protection Regulations set forth in Part 12 of the City of Jacksonville Zoning Code. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs. An 8-foot masonry wall will be installed along the south property line to screen the property from the adjacent property.

- H. **Storm Water Retention.** Storm water retention / detention systems or offsite stormwater compensation facilities shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

- I. **Utilities.** Electric power will be provided to the site by JEA. Water and sewer services will be provided by JEA.

- J. **Temporary Uses.** None.

- K. **Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, by minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code.

- L. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan 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.

- M. **Successors in Title.** All successors in title to the Property, or any portion of the Property shall be bound by the conditions of the PUD, unless modifies as provided above or otherwise by law.