

Exhibit 3

WRITTEN DESCRIPTION

PINES ESTATES PUD

SEPTEMBER 21, 2021

I. PROJECT DESCRIPTION

- A. Applicant proposes to rezone approximately 2.74 acres of property from RR-Acre to PUD. The property contains 2 parcels, both located on the westside of Pine Estates Drive, south of Dunn Avenue. The subject property is currently owned by H and H Real Estate Investing, LLC. The property has current Future Land Use Map designation of LDR, Low Density Residential. The surrounding area along Pine Estate Drive is developed with single family dwelling units of varying densities. The site will be developed single-family homes dwelling units.

- B. Project Name: Pine Estates PUD

- C. Project Architect/Planner: Fleet & Associates Architects/Planners, Inc.

- D. Project Engineer: To be determined

- E. Project Developer: Ryrad Homebuilders

- F. Current Land Use Designation: LDR

- G. Current Zoning District: RR-Acre

- H. Requested Zoning District: PUD

- I. Real Estate Number(s): 020588-0000 and 020590-0000

II. QUANTITATIVE DATA

- A. Total Acreage: 2.74

- B. Total number of dwelling units: 9

- C. Total amount of non-residential floor area: 0

- D. Total amount of recreation area: 0

- E. Total amount of open space: 0

- F. Total amount of public/private rights of way: 0

G. Total amount of land coverage of all buildings and structures: 59,000

H. Phase schedule of construction (include initiation dates and completion dates):

Construction of the single family dwelling units should begin in 2022 and should be completed the construction by 2024.

III. STATEMENTS

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

The residential zoning categories have a minimum lot width and lot size. JEA water is being extended to serve the PUD development. The Land Development Regulations require lots with either JEA water or JEA sewer to be at least $\frac{1}{4}$ acre (10,890 sq. ft.). RLD-60 requires both JEA water and sewer. The PUD is proposing lots that have a minimum lot size of 10,890 s.f. ($\frac{1}{4}$ acre lots), with a minimum lot width of 65 ft. This property is 182.5 ft. deep. The PUD allows this development to have a lot width consistent with the RLD-60, south of the PUD, while meeting the $\frac{1}{4}$ acre requirement of properties with JEA water.

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.

A Homeowners Association (HOA) will be established for the continued operation and maintenance of those areas and functions, which are not to be provided, operated, or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single Family Dwellings Units
2. Home occupations meeting the performance standards and development criteria set forth in Part 4
3. Essential services, including water, sewer, gas, telephone, radio, television and electric, 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

B. Permissible Uses by Exception: None

C. Limitations on Permitted or Permissible Uses by Exception: N/A

D. Permitted Accessory Uses and Structures:

Shall comply with Section 656.403

E. Restriction on Uses: N/A

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* 10,890 s.f.
- (2) *Minimum lot width:* 60 feet
- (3) *Maximum lot coverage:* 50%
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 5 feet
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Pine Estates Drive, 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. .

(3) *Pedestrian Access.*

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

C. Signs:

The Property shall be developed in accordance with Part 13 Sign Regulations of the Zoning Code.

D. Landscaping:

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

E. Recreation and Open Space: N/A

F. Utilities

Water will be provided by JEA,
Sanitary sewer will be provided by a septic tank o each lots
Electric will be provided by JEA

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

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 2030 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;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.