

Exhibit 3

Residences at Deacon Lakes PUD

Written Description

Date: February 16, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: Low Density Residential (LDR)
- B. Current Zoning District: Residential Rural-Acre (RR-Acre)
- C. Requested Zoning District: PUD
- D. RE #: 004562-0050, 004607-0020
- E. Project Planner: Michael Herzberg
- F. Project Engineer: Dominion Engineering
- G. Project Developer: N/A

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 17.24± acres of property from Residential Rural -Acre (RR-Acre) to Planned Unit Development (PUD). A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”) dated January 7, 2022. The proposed PUD rezoning permits the Property to be developed as a residential community consisting of up to fifty-five (55) single family detached homes on lots with a minimum area of 6,000 square feet.

The proposed PUD differs from the usual application of the Zoning Code in that it includes a mix of lot sizes, ranging from a minimum of 6,000 to 7,200 square feet. The PUD will incorporate both 60-foot-wide lots, nearest the entryway, and 50-foot-wide parcels throughout the balance of the community. The parcels will also be deeper than the conventional zoning districts, allowing for more front and rear yard areas, wherein residents regularly recreate and landscape. Side yard setbacks and lot coverage are the same as would be allowed under comparable traditional RLD zoning districts. Finally, the PUD offers greater detail of the intended plan of development than a conventional zoning would.

The subject properties (the “Property”) is currently owned by a land trust, as well as Mr. Steve Beiser, who is also the Registered Agent for the land trust. The Property is vacant and is located along the east side of Jones Road, less than three-quarters of a mile south of Pritchard Road. The land use designation of the Property is LDR in the Future Land Use Map of the City's Comprehensive Plan, which would permit up to 7 dwelling units per acre. The proposed gross density of this PUD would not exceed 3.2 units per acre, being less than half of the prescribed Land Use Category of the Comprehensive Plan.

The continued success of the Westside Industrial Park, spanning more than 1,600 acres continues to provide employment to the citizens of Duval County. Subsequently, these employees want to live closer to their place of employment and reduce their travel time to and from work. With expanding employers such as Heinz, UPS, Kraft, Volvo, and Volvo, housing demand continues as demonstrated by the recent approvals of Feagles Farm, and other similar developments in the last year, providing up to 850 new homes.

The subject Property is not within any designated flood zone and the elevation slopes gently from Jones Road, eastward toward an existing pond, which is intended to be retained. The developer has utilized Evin, and Michael Herzberg in drafting this narrative and has consulted with Dominion Engineering to create the Site Plan. Development is intended to commence immediately upon approval of the entitlements and required engineering.

Permitted Uses

1. Single Family Dwellings
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 of the City of Jacksonville Zoning Code.
3. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
4. Silviculture and other similar uses will be permitted until development commences.
5. Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance 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.

1. ***Minimum building setback and yard requirements.*** The building setbacks for all uses and structures are as follows:
 - a. Front – Twenty (20) feet.
 - b. Side – Five (5) feet.
 - c. Rear – Twenty (10) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, patios, porches, screened enclosures and other similar improvements shall be permitted within the minimum building setbacks.

2. **Minimum Lot Requirements.** Fifty (50) feet wide by a minimum of one hundred and twenty (120) feet deep

3. **Maximum Height of Structures.** Thirty-five (35) feet. 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.

4. **Maximum parcel coverage by all buildings.** Fifty (50) percent.

D. **Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, driveways, lawns, and landscaping to be funded by mandatory homeowner's association dues.

E. **Access.** As shown on the Site Plan, access to the lots will be from Jones Road. The engineering and related design of the access point 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.

F. **Pedestrian Circulation.** The development will either provide a sidewalk system consistent with the Comprehensive Plan, or pay into the Sidewalk Fund. The location of any sidewalks and final sidewalk plans are subject to the review and approval of the Planning and Development Department

G. **Recreational/Open Space.** The development shall provide the required recreational area or pay into the fund as required by City Ordinance.

H. **Signage.** The PUD shall permit a Subdivision Identification Sign, as provided for in the Zoning Code. Temporary Construction signage and advertisement of the parcels shall be permitted consistent with the Zoning Code.

I. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated garages, and sufficient driveway space to park two cars.

J. **Landscaping/Fencing/Screening.** Each homesite shall provide the required landscaping as per the Zoning Code, or as otherwise approved by the Planning and Development Department.

K. **Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

- L. **Utilities.** JEA will provide all electric power, water and sewer services.
- M. **Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed to be placed within the PUD.
- N. **Modifications.** Amendments to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.
- O. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including internal circulation, location of stormwater ponds, 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.
- P. **Phasing.** Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of the residential and recreational buildings within the PUD prior to the recordation of the plat(s) for the subdivision.

III. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** The Property is currently within the LDR land use category, which permits residential development at a density of up to 7 units per acre. At 17.24± acres, the proposed density of 3.2u/a is less than one-half of the permitted density. The proposed development is consistent with the following policies of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.9, 1.1.12, 1.1.17, 1.4.5, 3.1.5, 3.1.6 and 3.1.7.
- B. **Roadways / Consistency with the Concurrency Management/ Mobility System.** The development of the Property will comply with the requirements of the Concurrency Management System. An application for concurrency and Mobility will be submitted concurrently to the Concurrency Management System Office.
- C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. **Internal Compatibility/Vehicular Access.** The Site Plan attached as Exhibit “E” addresses access to the future parcels for the site. The final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External Compatibility/Intensity of Development.** The proposed development is consistent with and comparable to the development trends and rezoning’s occurring along the Jones Road corridor. A new, similar development (Ord. 2021-654) was approved by the City in December. This parcel is located only 700 feet south of that 27 acre development and on the same side of Joes Road. Similarly, the City had previously approved a project named Feagles Farm, permitting 765 new units with a mix of 50 and 60 foot lots on 481 acres, further north along Jones Road.

F. **Recreation/Open Space.** The developer shall have the option of providing the required recreational areas, as required by the Zoning Code, or paying into the fund, permitting the City to identify appropriate areas for such use.

G. **Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed Species Regulations.** A listed species survey is not required for this PUD application.

I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above.

J. **Sidewalks, Trails, and Bikeways.** The location of all sidewalks will be determined upon final design and will either be compliant with the City's Comprehensive Plan or required funding will be provided to the City's Sidewalk Fund, subject to the review and approval of the Planning and Development Department.