

Exhibit 3

**Wright Parcel PUD
Written Description
March 23, 2022**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: LI
- B. Proposed Land Use Designation: LDR
- C. Current Zoning District: PUD
- D. Requested Zoning District: PUD
- E. RE #: 019589-0000

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 497.5± acres of property from Planned Unit Development (PUD) to PUD. The Property is located northwest of the Jacksonville International Airport, where Arnold Road/Gold Star Family Parkway turns north (the “Property”). A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”). The proposed PUD rezoning permits the Property to be developed as a residential community consisting of up to 1,000 single family detached homes. The Property is currently undeveloped.

The current PUD for the Property was approved by Ordinance 2009-155-E (the “Current PUD”), which permitted over three million square feet of light industrial and supporting uses. This PUD application is a companion to a pending large scale future land use map amendment application (L-5604-21A) seeking to change the future land use of the Property from LI to LDR. The transmittal of the application to the state reviewing agencies was approved by Ordinance 2021-731-E.

III. PUD DEVELOPMENT CRITERIA

- A. Description of Uses.
 - 1. Single family detached dwelling units with integrated parking facilities and related amenities including but not limited to walking path(s), jogging trails, pool(s), cabana/clubhouse, health/exercise facility, business/conference center, sales/leasing office, recreation areas, and similar uses.
 - 2. Temporary construction trailers and offices, and sales/leasing offices.

3. Parks, playgrounds, recreational and community areas and structures, multi-use paths, trails, lakefront promenade, public art, conservation areas, and similar uses.
4. Amenity/recreation centers, which may include pools, lagoons, cabanas/clubhouses, health/exercise facilities, and similar uses, and which may be open to the public on a restricted or unrestricted basis.
5. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
6. Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in the City of Jacksonville Zoning Code.
7. Bona fide commercial agricultural uses may continue until build-out.
8. Home occupations meeting the performance standards 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; 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. Permitted accessory uses and structures include fences, berms, dog parks, dog washes, trash enclosures, entry gates, walking paths and jogging trails.

C. Minimum Lot and Building Requirements.

1. *Minimum building setbacks and yard requirements.* The building setbacks for all uses and structures are as follows:
 - a. Front – Twenty (20) feet.
 - b. Side – Five (5) feet (combined 10 feet).
 - c. Rear – Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.

Note: Encroachments by subdivision buffers, landscaping, sidewalks, parking, temporary signage, utility structures, fences up to six (6) feet in height, street/park furniture, HVAC units, pools and pool enclosures and other similar improvements shall be permitted within the minimum building setbacks.

2. *Minimum Lot Requirements.* Forty (40) feet wide; five thousand square feet. For lots located on cul-de-sacs, the minimum width shall be thirty (30) feet at the curb. So long as a cul-de-sac lot is forty (40) feet in width at some point, the structure can be built anywhere on the lot so long as required setbacks and required building restriction lines are met.
3. *Maximum Height of Structures.* Thirty-five (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, mechanical equipment or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.
4. *Impervious surface ratio.* Seventy (70) percent.
5. *Maximum lot coverage.* Fifty-five (55) percent.

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

E. Access. Access to the Property initially will be from Gold Star Family Parkway. As shown on the Site Plan, the main access road may continue to the southwest to adjacent parcels. The design of the access point and internal roads 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. Upon completion, the internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving.

F. Pedestrian Circulation. The Property will be developed with an internal sidewalk system on one side of the internal road facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

G. Recreational/Open Space. A minimum of 10 acres of internal active recreation area will be provided.

H. Signage. At such time as the Property has an approved access connection to Gold Star Family Parkway, the PUD shall be permitted one double-faced or two single-faced externally-illuminated monument sign(s), not to exceed twenty-four (24) square feet in area per sign face and twelve (12) feet in height, at the entrance.

Directional Signs that indicate ways to and from the property entrances and common areas of the development, for drivers of vehicles, and for pedestrian users of the PUD shall be permitted throughout the PUD. The design of such

Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant project logo and name. Vehicle-oriented Directional Signs shall be a maximum of four (4) square feet in area per sign face. Pedestrian-oriented Directional Signs, such as “informational sidewalk kiosks,” 1-, 2-, 3- or 4-sided (or cylindrical signs) shall be a maximum of four (4) square feet per side (or 16 square feet for a cylinder). Directional signs may be attached to lighting fixtures within the PUD.

Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary of 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.

- 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 one car without protruding into the internal sidewalk. Garages may be side loading.

Modifications to parking requirements within the PUD may be permitted by an administrative modification.

- J. Landscaping/Fencing/Screening.** The development will comply with Part 12 of the Zoning Code unless otherwise approved by the Planning and Development Department; provided, however, that the required perimeter landscaping and subdivision buffer may be placed within the required building setbacks and yard requirements.
- K. Architectural Design.** Buildings, structures and signage shall be constructed and painted with materials that are aesthetically compatible.
- L. Lighting.** PUD lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the PUD.
- M. 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.

- N. **Utilities.** Electric power is available to the site provided for by JEA. Water and sewer services will be provided by JEA.
- O. **Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed within the PUD.
- P. **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. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a minor modification. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.
- Q. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including access points and 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.
- R. **Phasing.** Upon approval of the construction plans for the infrastructure improvements within the Property, the Applicant may seek and obtain building permits for the construction of residential model homes within the Property prior to the recordation of the plat(s) for the Property.
- S. **Silviculture.** Bona fide commercial agricultural activities may continue until buildout.

IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** Upon the adoption of the companion large scale future land use map amendment, the Property will be within the LDR land use category and Suburban Development Area, which permits residential development at a density of up to 7 units per acre. At 497.5± acres, the proposed density of up to one thousand (1,000) units is consistent with the LDR land use category. The proposed development is consistent with the following policies of the Future Land Use Element of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.10, 1.1.12, 3.1.1, 3.1.6, and 3.1.11.
- B. **Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence and Mobility Management System.
- 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 / Vehicular Access.** The Site Plan attached as Exhibit “E” addresses access and circulation within the site. Access to the Property will be from Gold Star Family Parkway, and may connect with adjacent parcels to the southwest. The location and final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving.
- E. External Compatibility / Intensity of Development.** The proposed development is consistent with and comparable to the development approved to the southwest by Ord. 2010-390-E, the Braddock Family Parcel Multi-Use project. Most of the surrounding properties are programmed for single family residential development.
- F. Recreation/Open Space.** A minimum of 10 acres of internal active recreation area will be provided.
- G. Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements. As depicted on the Site Plan, a large proportion of the Property will remain undeveloped due to existing wetlands. Any wetland impacts from the proposed residential development will be less than those that would be caused by the industrial development permitted under the Current PUD.
- H. Listed Species Regulations.** This review was provided with the pending land use amendment application/Ordinance 2021-731-E.
- I. Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above. The homes will have integrated garages and sufficient driveway space to park one car without protruding into the internal sidewalk. Garages may be side loading.
- J. Sidewalks, Trails, and Bikeways.** The Property will be developed with an internal sidewalk system on one side of the internal road facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

V. ADDITIONAL § 656.341 DATA

- A. Professional Consultants:** Planner and engineer: ETM. Developer: Eisenhower Property Group.
- 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 PUD Written Description and PUD

Conceptual 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.

- C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** Not to exceed fifty-five percent (55%) of the Property.
- D. Amount of Public and Private Rights of Way:** The internal roads will be dedicated to the City.
- E. Operation and Maintenance of Common Areas:** The common areas will be owned and maintained by an HOA funded by mandatory dues.