

**EXHIBIT 3**  
**HIGHFIELD AVENUE TOWNHOMES PUD**  
**Written Description**  
**July 19, 2022**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A.** RE #: 145117-0055
- B.** Current Land Use Designation: RPI
- C.** Current Zoning District: CRO
- D.** Proposed Zoning District: PUD

**II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

Hart Resources, LLC (the “Applicant”) proposes to rezone approximately .65 +/- acres of property from Commercial Residential Office (“CRO”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description.

The subject property (“Property”) is currently owned by Hoose D LLC. The property is located off Century 21 Drive, as shown on **Exhibit “K”**. The property is designated Residential Professional Institutional (“RPI”) in the Future Land Use Map in the City’s Comprehensive Plan. The gross density is 13 units and substantially less than the maximum twenty (20) units per acre permitted in RPI per Section 656.311 of the Zoning Code.

The proposed single family residential product will consist of one-story and/or two-story fee simple town homes conceptually depicted on **Exhibit “E”**. The proposed development of the property will be both aesthetically and environmentally appealing. A combination of fencing and landscaping are provided to create this integrated community and blend the proposed development into the surrounding area.

**III. PUD DEVELOPMENT CRITERIA**

**A. Development Densities/Intensities**

The PUD proposes the following permitted densities/intensities:

Single Family residential units: 13 units/.65 acres = 20 units per acre.

**B. Site Development Standards**

1. *Permitted Uses and Structures:* All uses permitted within the Commercial Residential Office (“CRO”) zoning districts.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
3. *Minimum lot requirements (width and area):*
  - a. Width --18 feet
  - b. Area – 1,504 sq ft (interior), 2,339 sq ft (exterior)
4. *Maximum lot coverage by all buildings and structures: 70%*
5. *Minimum yard requirements:*
  - a. Front – 20 feet
  - b. Side – 0 feet interior/10 feet for end units
  - c. Rear – 10 feet
6. *Maximum height of structures: 35 feet*

**IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

Access will be provided through Highfield Avenue as shown on the PUD Site Plan. The access road as shown on the PUD Site Plan is publicly owned. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

**B. Recreation/Open Space**

Per section 656.420 recreation/open space is not required for single family developments with fewer than 25 units. Since this development has a total of 13 units, the developer is exempt from this requirement.

**C. Landscaping/Landscaped Buffers/Fencing**

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville.

**D. Signage**

The applicant may construct up to two (2) permanent, single faced identity signs at the entrance to the subdivision on Highfield Avenue or one (1) permanent, double-faced sign in the median of the entry road to the subdivision. The signs may be located within the road right-of-way or on private property. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height and shall be non-illuminated or externally illuminated only. Real estate and construction signs shall also be allowed on each lot as provided for by Section 656.1306 and Section 656.1307 of the Zoning Code.

**E. Construction offices/model units/real estate sales.**

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

**F. Parking and Loading Requirements**

A minimum of (2) two parking spaces shall be provided for each lot and one additional parking spot for every three units for a total of (4) four additional parking spots. The development will provide a total of (30) thirty parking spaces.

**G. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**H. Utilities**

The Property is served by JEA.

**I. Conceptual Site Plan**

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD Site Plan, including the 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. The roadways shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

**J. Phasing.**

Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s).

**K. Modifications**

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

**L. Justification for the PUD Rezoning**

The PUD allows for a unique housing product that will create diversity in the housing market. Due to the unique nature of the housing product and lot size, the proposed development exceeds the minimum requirements of the Zoning Code and therefore requires a PUD.

**N. PUD/Difference from Usual Application of 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. The differentiations set forth above relating to the PUD Written Description, PUD Site Plan, and access are not capable of being set forth in the table below, but are a result of the nature of the PUD rezoning. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

<b>Element</b>	<b>Zoning Code</b>	<b>Proposed PUD</b>	<b>Reasoning</b>
<b>Lot Coverage</b>	For multifamily uses (RMD-D):  Maximum Lot Coverage: 50%	For proposed townhouse uses:  Maximum Lot Coverage: 70%	The modification to the lot coverage requirements permits the lot owners to have more square footage which will allow for bigger units.

**O. Names of Development Team**

Agent: Hart Resources, LLC

Planner/Engineer: HALFF

**P. Land Use Table**

A Land Use Table is attached hereto as **Exhibit “F.”**

V. **PUD REVIEW CRITERIA**

A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the RPI – Residential Institutional Professional land use category.

B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency Management System.

C. **Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the Future Land Use Element of the 2030 Comprehensive Plan.

D. **Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.

E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

F. **Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by an owners' association.

G. **Usable Open spaces, Plazas, Recreation Areas:** The PUD provides a recreation/common area as required by Section 656.420 of the Zoning Code.

H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. **Listed Species Survey:** Not Required.

J. **Off-Street Parking Including Loading and Unloading Areas:** The PUD provides parking.

K. **Sidewalks, Trails, and Bikeways:** Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.

**EXHIBIT F**

PUD name

**Highfield Ave Townhomes**

Total Gross Acreage	<input type="text" value="0.65"/> acres	<b>100.00</b> %
Amount of each different land use by acreage		
Single family	<input type="text" value="0.00"/> Acres	<input type="text" value="0"/> %
Total number of units	<input type="text" value="0"/> D.U.	
Multiple family	<input type="text" value="0.53"/> Acres	<input type="text" value="82"/> %
Total number of units	<input type="text" value="13"/> D.U.	
Commercial	<input type="text" value="0.00"/> Acres	<input type="text" value="0"/> %
Industrial	<input type="text" value="0.00"/> Acres	<input type="text" value="0"/> %
Other land use	<input type="text" value="0.00"/> Acres	<input type="text" value="0"/> %
Active recreation and/or open space	<input type="text" value="0.00"/> Acres	<input type="text" value="0"/> %
Passive open space, wetlands or ponds	<input type="text" value="0.12"/> Acres	<input type="text" value="18"/> %
Public and/or private right-of-way	<input type="text" value="0.00"/> Acres	<input type="text" value="0"/> %
Maximum coverage of non-residential buildings or structures	<input type="text" value="0.00"/> Sq. ft.	<input type="text" value="0"/> %