

EXHIBIT 3

**WRITTEN DESCRIPTION
For
Marigold Ridge Townhomes PUD
June 22, 2022**

I. PROJECT DESCRIPTION

A. This application seeks the approval of a Planned Unit Development (PUD) for a project which includes a new residential townhome development with up to 150 units. The proposed project is located along Owens Road between I-295 and International Airport Blvd. Due to the amount of wetlands on site, the project will include two entrances off of Owens Road to avoid unnecessary wetland impacts.

The project also includes a companion land use amendment from Light Industrial (LI) to Residential Professional Institutional (RPI). The conversion to RPI is compatible with the adjacent properties and recent land use amendments. This area is rapidly becoming a mixed-use area with the nearby Jacksonville International Airport and River City Marketplace commercial development. Residents want to live close to where they work, shop, and go for entertainment. Therefore, allowing residential uses in close proximity to these services and jobs will ensure that this area is truly mixed-use.

Project Team		
Developer	Engineer	Planning Team
Ryan Homes 8657 Baypine Rd, Ste 202 Jacksonville, FL 32256	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258

- B. Current Land Use Category..... Light Industrial (LI)
- C. Current Zoning District Industrial Light (IL)
- D. Requested Land Use Category..... Residential Professional Institutional (RPI)
- E. Requested Zoning District..... Planned Unit Development (PUD)
- F. Real Estate Number(s)019339-0040 and 019339-0020

II. QUANTITATIVE DATA

- A. Total Acreage Approximately 39.54 acres
- B. Total number of dwelling units Up to 150 units
- C. Total amount of non-residential floor area N/A

- D. Total amount of recreation/open space Minimum 0.52 acres
- E. Maximum amount of land coverage of all buildings.... 70 percent
- F. Total amount of impervious surface Maximum 75%
- G. Phase schedule of construction (include initiation dates and completion dates): Construction of this residential portion of the project will commence within five (5) years and will be completed within ten (10) years of the final approval date of this PUD.

III. STATEMENTS

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

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The ultimate goal of this project is to provide a viable residential development of this site while meeting the intent of the existing Land Development Code (zoning code) and 2030 Comprehensive Plan. This PUD meets the spirit and intent of the regulations and also provides the flexibility required to accomplish a successful project. The proposed PUD differs from the usual application of the zoning code in that it binds the applicant and successors to the PUD Written Description and Site Plan. There are a few specific PUD Written Description and Site Plan development standards which deviate from the zoning code standards. The deviations from the zoning code standards are listed below:

- The project signage will meet Sec. 656.1303 (a) with the one exception. This PUD is requesting two (2) nonilluminated signs not exceeding a maximum of 24 square feet in area for each. Typical sign regulations allow for only one (1) sign. However, since there are two (2) entrances for this development, for wayfinding reasons, the PUD is requesting the allowance of a single monument sign at each entrance off Owens Road.

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.

All facilities on this site will be privately owned, operated and managed through private ownership or a Homeowners Association.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- Townhomes pursuant to Sec. 656.414 of the current City of Jacksonville Zoning Code.

B. Permitted Accessory Uses and Structures:

- Permitted accessory uses and structures shall be those permitted pursuant to Sec. 656.403 of the current City of Jacksonville Zoning Code.

C. Limitations on permitted uses.

All of the permitted uses in this PUD are subject to the following limitations unless otherwise provided for:

- Dumpsters, propane tanks and similar appurtenances must be screened from any public roadways by landscaping or opaque fencing that is aesthetically compatible with other structures located, or to be located, on the Property.

D. PUD Modifications

All changes or deviations from the uses, restrictions and development guidelines in this PUD will be in accordance with Section 656.340 of the Zoning Code.

V. DESIGN GUIDELINES**A. Lot Requirements:**

1. Minimum lot width: 15 feet; 25 feet for end units
2. Minimum lot area: 1,500 square feet
3. Maximum lot coverage by all buildings: 70 percent
4. Minimum yard requirements for all new buildings and structures
 - a) Front - 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley.
 - b) Side - 0 feet; 10 feet for end units.
 - c) Rear - 10 feet.
5. Maximum height of structures: 35 feet

B. Ingress, Egress and Circulation:

1. Vehicular Access.
Vehicular access to the Property will provided in two (2) locations off Owens Road as generally shown in the Site Plan. The final location of all access points is subject to the review and approval of the City of Jacksonville Planning and Development Department and Traffic Engineer.
2. Pedestrian Access.
The project will be developed with an internal sidewalk system, as required. Pedestrian access shall be provided by sidewalks as applicable under the City of Jacksonville's 2030 Comprehensive Plan, Land Development Procedures Manual and Ordinance Code.

C. Parking:

Parking will meet Section 656.604(a)(2) of the zoning code for townhomes.

D. Signage:

The project signage will meet Sec. 656.1303 (a) with the one exception. This PUD is requesting two (2) nonilluminated signs not exceeding a maximum of 24 square feet in area for each. Typical sign regulations allow for only one (1) sign. However, since there are two (2) entrances for this development, for wayfinding reasons, the PUD is requesting the allowance of a single monument sign at each entrance off Owens Road.

E. Landscaping:

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

F. Recreation and Open Space:

The project will meet the active recreation requirements of the City of Jacksonville's 2030 Comprehensive Plan. In addition, more than 20 acres of wetlands will be preserved on this site and will remain open space.

G. Utilities:

Water, Sanitary Sewer and Electric will all be provided by Jacksonville Electric Authority (JEA).

H. Wetlands:

The goal of the developer was to impact as little of the wetlands as possible. The PUD will be developed as shown on the site plan and all impacted wetlands will be permitted through the St. Johns River Water Management District (SJRMWD).

I. Stormwater:

The development of this site will include retention and stormwater systems that will require St Johns River Water Management District permitting.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance within this PUD, a preliminary development plan shall be submitted to the City of Jacksonville's 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 (Chapter 656 Ordinance Code). The proposed project will be beneficial to the surrounding community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

The project is located within a developing mixed-use area which includes a multitude of jobs at the airport and commercial services at the River City Marketplace. Adding residential uses in this location will allow the residents to live and work in the same area without adding unnecessary trips to the surrounding arterial roads. This project will provide much needed residential options to this growing transition area located between the airport and River City Marketplace.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

The proposed companion land use amendment to Residential, Professional, Institutional (RPI) will ensure that this project is more compatible than the existing Light Industrial (LI) land use. The surrounding parcels are RPI and Medium Density Residential (MDR). The parcel directly to the east designated LI, however due to the shape and amount of wetlands on site and being directly adjacent to MDR, it is highly unlikely it will be utilized for industrial.

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

The proposed PUD rezoning will promote the City of Jacksonville's 2030 Comprehensive Plan by meeting the following objectives and policies:

Future Land Use Element Policy 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

There is Low Density Residential (LDR) to the west, Medium Density Residential (MDR) to the east, and Residential, Professional, Institutional (RPI) to the south. Therefore, the proposed townhome use on this parcel acts as a transition between the adjacent land uses.

Future Land Use Element Policy 1.1.8

Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

The proposed project will be preserving more than twenty (20) acres of wetlands. This preservation meets the intent of this policy.

Recreation and Open Space Element Objective 2.1

The City of Jacksonville shall improve, expand natural areas such as waterfronts, park lands, and open spaces identity of these areas and encourage sectional recognition.

And

Recreation and Open Space Element Objective 5.1 The City, in cooperation with State, Federal, and private non-profit agencies, shall acquire and preserve major stream valley corridors plus adjacent vital resources such as wetlands, wooded areas, and conservation areas when deemed necessary for watershed protection.

The companion PUD site plan includes the preservation of twenty (20) acres of wetlands which is approximately 56% of the entire site. Preserving this amount of wetlands meets the intent of these two objectives.

Housing Element Objective 1.1

The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs. According to the Shimberg Center for Affordable Housing, the estimated total units by 2030 is 486,500 and the current number of units as of 2000 is 309,000. The estimated supply for additional dwelling units needed in 2030 is 177,500. This estimate will allow the City of Jacksonville to keep pace with population growth and/or fluctuations in market forces and migration patterns.

The proposed project is providing a townhome product that will be surrounded by multi-family residential products. This provides a variety of affordable housing options for Jacksonville residents who want to work in the area. Townhomes are traditionally less expensive than single-family homes, which will help bring a more affordable product to the increasing housing demand in the area.

D. The project will have internal and external compatibility.

The townhomes within the subject PUD will be compatible internally as well as externally. Further, the project will include internal sidewalks between uses that will also connect to the existing external sidewalk system. As such, the project design will be pedestrian friendly throughout the site thereby enhancing compatibility.

The residential nature of the proposed project helps create a mixed-use area in the immediate area. There are limited residential options for the people who work and live in this area. This project will help fill that need.

PUD Name

Marigold Ridge PUD

Land Use Table

Total gross acreage	39.54	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units	150	D.U.	
Multiple family		Acres	%
Total number of dwelling units		D.U.	
Commercial		Acres	%
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space	0.66	Acres	1 %
Passive open space	22	Acres	56 %
Public and private right-of-way		Acres	%
Maximum coverage of buildings and structures		Sq. Ft.	85 %