

EXHIBIT 3

PUD Written Description

West Ortega Landing PUD

August 1, 2022

- I. **PROJECT DESCRIPTION.** The Applicant proposes to rezone approximately 4.06 acres of property from CCG-2 (Commercial Community/General-2) and RMD-A (Residential Medium Density-A) to a Planned Unit Development (PUD). A conceptual site plan of the development is attached as Exhibit “E” (the “Site Plan”). The proposed PUD rezoning allow the development of a residential community of up to fifty (50) townhomes.

The subject property (“Property”) is currently owned by Patricia Wilson Banks, Melissa Wilson Church and Judith A. Wilson, and is more particularly described in the legal description attached as Exhibit 1. The Property is bordered to the west by Blanding Boulevard and to the east by Wesconnett Boulevard as shown on Exhibit “K” and currently is used for storage shed sales.

The Property is located in the “Urban Area” Development Area, and designated CGC (Community/General Commercial) and MDR (Medium Density Residential) on the Future Land Use Map in the City’s Comprehensive Plan. Applicant is also separately seeking a small scale amendment to the Comprehensive Plan for the entire Property to be designated MDR.

The properties to the east are zoned RLD-60 (Residential Low Density-60); properties to the southeast are zoned RR-Acre (Rural Residential-Acre); properties to the south are zoned CCG-2; and properties to the west and north are zoned PUD. A combination of fencing, buffering, or landscaping, and architectural controls are provided to create this integrated community and blend the proposed development into the surrounding area.

CURRENT LAND USE DESIGNATION: CGC and MDR
CURRENT ZONING DISTRICT: CCG-2 and RMD-A
REQUESTED ZONING DISTRICT: PUD
REAL ESTATE NUMBERS: 097727-0100

II. USES AND RESTRICTIONS

A. Permitted uses and structures.

- 1.** Townhomes.
- 2.** Foster care homes.
- 3.** Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
- 4.** Family day care homes meeting the performance standards and development criteria set forth in Part 4.
- 5.** Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
- 6.** Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
- 7.** Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, community center, leasing/management offices and similar uses.
- 8.** Mail center.
- 9.** Home occupations meeting the performance standards and development criteria set forth in Part 4.
- 10.** Excavations, lakes and ponds, dug as part of the development's stormwater retention system, subject to the regulations of Part 9 of the Zoning Code. Such excavations, lakes and ponds may be developed prior to submittal of construction plans for the subdivision improvements (i.e. 10-set/final engineering plans).
- 11.** Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for rental or sales activities is permitted adjacent to model units.

- B. Density.** The maximum gross density of the PUD shall not exceed 13 units per gross acre. The PUD site plan proposes development of up to 50 dwelling units on the Property.
- C. Permitted accessory uses and structures.** Accessory uses and “accessory uses and structures in a residential district” are allowed in accordance with section 656.403, Jacksonville Zoning Code (April 25, 2022).
- D. Permissible uses by exception.** None
- E. Limitations on permitted or permissible uses by exception.** N/A
- F. Lot requirements.** Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments.
1. Minimum lot requirement (Width and Area): sixteen (16) feet wide and fourteen hundred (1,400) square feet in area
 2. Maximum lot coverage by buildings and structures at ground level: Seventy Percent (70%)
 3. Minimum yard requirements: The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are as follows:
 - a. Front – 20 feet to the garage face and 15 feet to other portions of the building façade.
 - b. Side – 0 feet (Interior); 10 feet (End), although if developed with duplex lots, such setbacks shall be 5 feet with a minimum of 10 feet separation between structure walls
 - c. Rear – 10 Feet to the lot line or the top of bank of a pond, where the lot line extends into the pond. HVAC units may be placed in the required rear yard.
 4. Building height: The maximum building height of all buildings and structures is thirty-five (35) feet. See definition of “Building height”, Jacksonville Zoning Code Part 16 (April 25, 2022).
- G. Impervious surface ratios.** The maximum impervious surface ratio is 75%.
- H. Recreation.** No recreation area is required; however, the owner reserves the right to provide recreation facilities onsite, either active or passive.

I. Differences from usual application of Zoning Code (comparing to RLD-TNH zoning).

1. Churches, golf courses and country clubs were omitted from the allowed list of uses. Also, none of the uses allowed by exception in RLD-TNH, including cemeteries, schools, borrow pits, bed and breakfast establishments, are proposed to be allowed by exception. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Amenity centers and mail centers are specifically permitted.
2. A PUD Site Plan is included with this application, showing the areas proposed for homes, stormwater pond(s), access, and recreation and/or open space areas. A rezoning to a conventional zoning district does not require a site plan.
3. The setback requirements are streamlined and clarified. Where sidewalks abut townhome front yards, the sidewalks will be within the right-of-way.
4. The minimum lot width is larger than that normally required in RLD-TNH.
5. The PUD zoning requires the establishment of a Property Owners Association to insure continued long-term operation and maintenance of common areas.

III. DESIGN GUIDELINES

A. Ingress, Egress, and Circulation.

1. Parking Requirements: A minimum of two (2) parking spaces will be provided for each unit plus one guest parking space per every three (3) units.
2. Vehicular Access: Vehicular access to the Property shall be provided via one access point from Wesconnett Boulevard. The final location of the access point is subject to the review and approval of the Development Services Division. Internal access within the Property shall be provided to each home and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.

3. **Pedestrian Access:** Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and the Code of Subdivision Regulations. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.
- B. Signage.** Signage shall be consistent with Part 13 of the Zoning Code (April 25, 2022), which includes (but is not limited to) the allowance of neighborhood identification sign(s) up to twenty-four square feet in area per sign under section 656.1312. The proposed development may include up to two (2) permanent, single-faced identity signs at the entrance of Wesconnett Boulevard, or one (1) permanent double-faced sign in the median of the entry road to the development. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height. Real estate and construction signs shall be allowed on each lot as provided for by sections 656.1306 and 656.1307.
 - C. Landscaping.** Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (June 2, 2022) provided, however, that the minimum tree planting requirements for individual lots as required by section 656.1211 may be met by planting and/or preserving trees within the boundaries of the individual lots or alternatively within the common areas of the proposed development, depending on whether the size of individual lots can accommodate the trees. An uncomplimentary use buffer will be provided where required within this multi-family dwelling use consistent with the requirements of section 656.1216.
 - D. Open Space.** At least 10 percent of the total development will be open space, which may consist of, in part, stormwater pond area.
 - E. Utilities.** Electric, Water, and Sanitary Sewer service will be provided by JEA.
 - F. Wetlands.** The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, U.S. Army Corps of Engineers, Florida Department of Environmental Protection, and all applicable local, state, and federal requirements (if any). There are no wetland impacts proposed.
 - G. Stormwater retention.** Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.
 - H. Schedule.** Construction is anticipated to occur in one phase, with horizontal construction expected to be completed within two (2) years of commencement of construction. Lot development will occur based on market conditions. Upon approval of the construction plans for the infrastructure improvements within

the Property, the developer may seek and obtain building permits for the construction of residential model homes prior to the recordation of the plat(s) for the Property.

- I. **Continued operation and maintenance.** Long term, common areas will be maintained by a property owners' association and funded by assessments imposed upon the residential lots through a declaration of covenants and restrictions. The property owners' association will be established prior to completion of any phase of development, certificate of occupancy, and prior to any modification requested of the Planned Unit Development. Evidence of the establishment of the legal entity shall be submitted along with the initial permit requests to the Building Inspection Division.
 - J. **Conformance to Zoning Overlay.** The Property is not within a zoning overlay district.
- IV. **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. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.
- V. **JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION.** The proposed development is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for unique provisions concerning allowable uses and development criteria.
- VI. **EXISTING SITE CHARACTERISTICS.** A portion of the Property is occupied by a storage shed sales business and its inventory of sheds and portable storage buildings. The remainder of the Property is primarily wooded.
- VII. **PUD REVIEW CRITERIA**
- A. **Consistency with Comprehensive Plan.** The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with and furthers the following Goals, Objectives and Policies:

Goal 1 – To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Analysis: The rezoning of the Property to PUD will allow for development consistent with residential uses in an area consisting of residential and commercial uses, and will also allow for a single-family townhome subdivision with more diversity in lot sizes in the immediate vicinity.

Goal 3 – To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Analysis: The proposed zoning allows for an appropriate infill residential development in a growing transition area.

Objective 1.1 – Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Analysis: The proposed use is compatible with the surrounding uses, and the Property has adequate access to public roads and utilities so as to allow for efficient development and growth. Development will allow for more efficient delivery of urban services in this area of Blanding Boulevard.

- B. Consistency with the Concurrency Management System.** The Property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.
- C. Allocation of residential land use.** The residential uses proposed in this PUD would be in an area primarily designated for medium density residential uses under the Comprehensive Plan.
- D. Internal compatibility/vehicular access.** The proposed uses are compatible with each other. Vehicular access is provided via Wesconnett Boulevard.
- E. External compatibility/intensity of development.** The proposed development is consistent with the existing and planned uses of the surrounding properties and will not have any avoidable or undue adverse impact on existing or planned surrounding uses
- F. Recreation/open space.** Recreation and open space may be provided. Such area, if developed, shall be owned and maintained by an Owners Association.
- G. Impact on wetlands.** There are no wetland impacts proposed.

- H. Listed species regulations.** Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.
- I. Off-street parking & loading.** See the parking requirements proposed above. Parking will be provided for each home as required by Part 6 of the City of Jacksonville Zoning Code.
- J. Sidewalks, trails, and bikeways.** The project will include provisions for internal pedestrian circulation. Sidewalks will be constructed as required by the 2030 Comprehensive Plan and Code of Subdivision Regulations.

Land Use Table
West Ortega Landing PUD
June 10, 2022

Total Gross Acreage	4.06	100%
Amount of each different use by acreage:		
• Townhomes	1.8 Acres +/-	44%
Total number and type of dwelling units by each time of same:		
• Townhomes	50 dwelling units	
Active recreation and/or open space	N/A	0%
Passive open space	1.5 Acres +/-	39%
• Pond	0.5Acres +/-	12.32%
Public and private right-of-way	0.66 Acres +/-	17%
Maximum lot coverage of buildings and structures at ground level:		70%
Maximum impervious surface ratio as required by section 654.129:		75%